



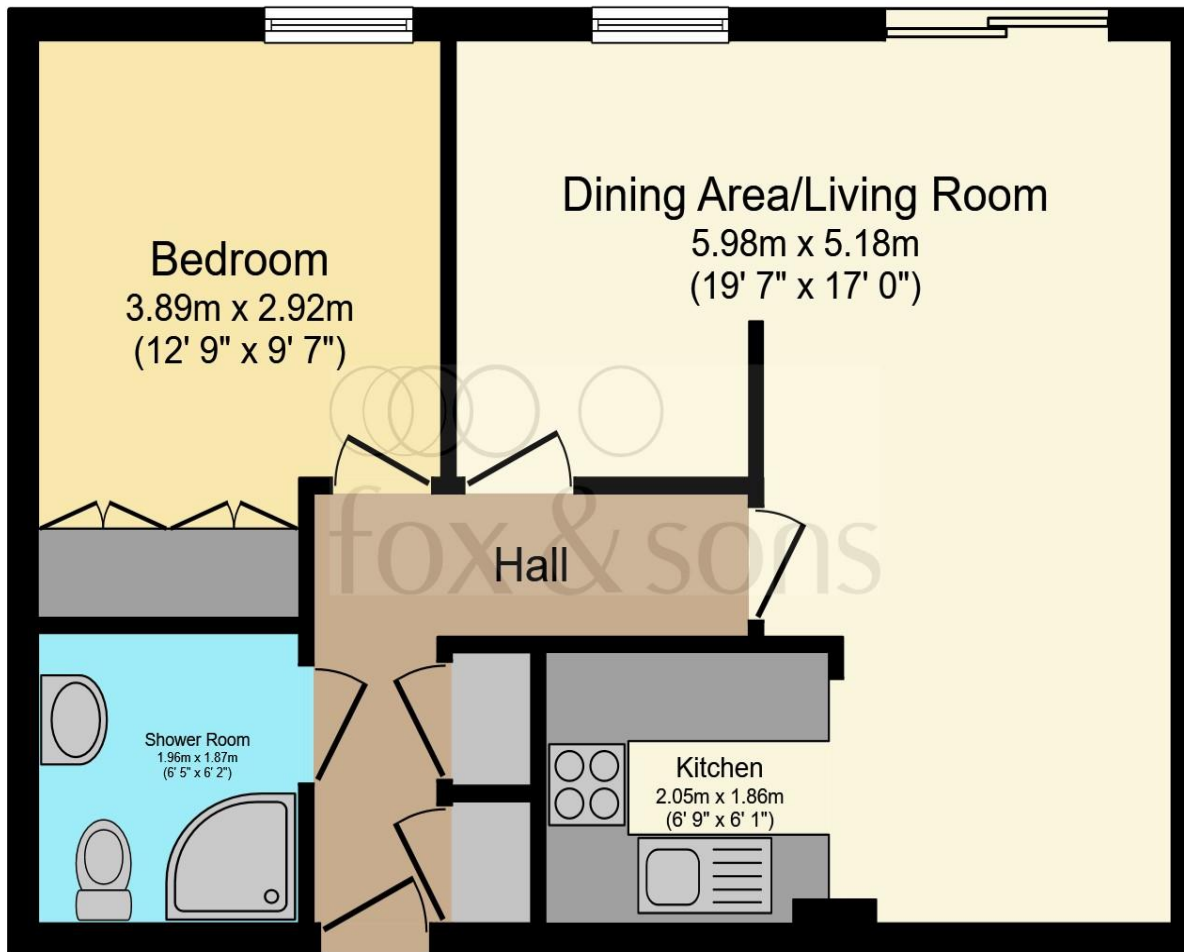
Cedar Lodge, Brighton Road, Crawley, RH11 8TZ

welcome to

Cedar Lodge Brighton Road, Crawley

Retirement property within walking distance to Crawley Town Centre. The property sits on beautifully landscaped gardens, and with residents parking. This property is also chain free and benefits from a laundry room and two break rooms. Dogs allowed.





Vendor Comments

There is a strong community spirit in the building with lots of social events to take part in if you wish to. Dogs allowed on estate managers approval

Total floor area 48.8 m² (525 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Cedar Lodge Brighton Road, Crawley

- Over 55's Retirement Apartment
- No Chain
- Lift
- Communal Gardens & Laundry Room
- Two Break Rooms (Tv Room & Tea/Coffee Room)
- Resident Parking & Estate Manager
- Walking Distance To Crawley Town Centre
- 525 Sq. Ft Approx

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3581.76

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£135,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA110985



Property Ref:
CRA110985 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Property Description

Fox & Sons are delighted to bring to the market this one-bedroom retirement apartment within walking distance to Crawley town Centre.

Very well presented throughout and comprises of an entrance hall with two spacious storage cupboards. The living room/dining area is a great space with windows overlooking the rear gardens and patio doors to the rear grounds. Plenty of space for freestanding furniture, sofas, and dining room table. Part of the living room could easily be converted into a second bedroom. The fitted kitchen comprises of wall and base units with work-surfaces over with integrated oven, hob, and extractor fan. Space for under counter fridge and washing machine.

The double bedroom includes fitted wardrobes. The shower room comprises of a WC, wash basin, shower cubicle, heated towel rail and extractor fan. The property comes with a secure entry phone system and a 24-hour emergency button and pull cord facility. Access to the communal tv room, coffee room and the laundry room.

Externally, the property benefits from communal gardens and residents parking. There is a shuttered communal area for storing bikes, scooters, etc on the ground floor.


fox & sons



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