



# TMS

ESTATE AGENTS



## Balcome Court, Balcombe Road

Pound Hill, Crawley, RH10 7XN

**£180,000**





# 18 Balcombe Court Balcombe Road

Pound Hill, Crawley, RH10 7XN

£180,000



TMS are pleased to offer for sale this first floor flat in Pound Hill. Renovated in 2023 with new kitchen, bathroom, carpets, etc. Currently tenanted £1025/month which gives an approximate 7% yield.

Accommodation comprises:

\* Entrance Hall

Long entrance hall with built-in double cupboard, another tall cupboard, fully carpeted.

\* Bedroom: 3.74m (max) x 3.02m (12' 3" x 9' 11")

Double-glazed windows to rear, fully carpeted, radiator.

\* Lounge / Diner: 4.89m x 3.02m (exc recess) (16' 1" x 9' 11")

Double-glazed windows to rear, fully carpeted, radiator, door to:

\* Kitchen: 2.26m (max) x 1.79m (7' 5" x 5' 10")

A range of base and wall units, worktops on 3 sides, built-in oven, ceramic hob, space and plumbing for washing machine, fridge, freezer, part-tiled walls, wood-effect flooring, double-glazed windows to side.

\* Bathroom: 1.8m x 1.55m (5' 11" x 5' 1")

White suite consisting of vanity sink unit, low level wc, panel enclosed bath with shower above, part-tiled walls, wood-effect flooring.

## OUTSIDE

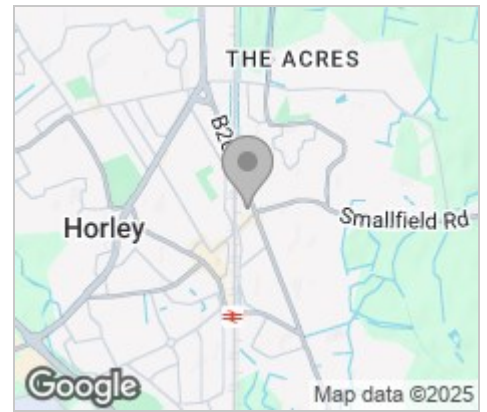
\* Allocated Parking Space

\* Communal Gardens









## Balcombe Court



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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