



Connells

Woodlands Close
Crawley Down

Woodlands Close Crawley Down RH10 4JZ

for sale guide price
£235,000-£245,000



Property Description

Discover the best of village living with this delightful two-bedroom ground-floor flat nestled in the heart of Crawley Down village, offering a lifestyle of comfort and convenience.

There are two well-proportioned double bedrooms. There is an inviting lounge dining room, perfect for relaxation and social gatherings. The well-appointed kitchen has an integrated oven hob and cooker hood and is complemented by ample built-in cupboards.

Unusually for a flat, there is a spacious enclosed private garden, an oasis for leisure and entertainment, featuring a large area laid to lawn and shed storage.

Don't Miss Out: Seize the opportunity to own this lovely property, where comfort meets tranquillity in the heart of Crawley Down village. Arrange your viewing today and make this idyllic retreat your own...

Communal Hall

Communal door to front, and hallway leading to the front door.

Entrance Hall

Door to the front, wooden flooring, radiator, and two storage cupboards.

Lounge/Diner

15' 1" x 11' 10" (4.60m x 3.61m)

Double glazed window to the front, radiator, and storage cupboards.

Kitchen

11' 10" x 6' 8" (3.61m x 2.03m)

Double glazed window to the rear, a fully fitted kitchen with a range of base and eye level units, stainless steel sink with one and a-half bowls and drainer, roll top work surfaces surrounding with splash backs, stainless steel electric single oven and 4 ring hob with stainless steel cooker hood over, integrated fridge/freezer, space and plumbing for washing machine, tiled flooring, radiator, inset lighting, and cupboard housing the Worcester Bosch boiler.

Bedroom One

11' 6" x 9' 6" (3.51m x 2.90m)

Two double glazed windows to the front, radiator, and large double door wardrobe.

Bedroom Two

9' 6" x 8' 8" (2.90m x 2.64m)

Double glazed window to the rear, and radiator.

Bathroom

Re-fitted white bathroom suite with P shaped panel bath with rainfall and hand shower over and curved screen, vanity hand wash basin with storage, low level W.C., part tiled walls, laminate flooring, chrome 'ladder' style towel radiator, exactor fan, and frosted double glazed window to the rear.

Private Garden

Private rear garden, with fenced borders, laid to lawn with mature shrubs.









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

To view this property please contact Connells on

T 01342 717 727
E copthorne@connells.co.uk

4 Copthorne Bank
 COPTHORNE RH10 3QX

Directions to this property:

Travelling from our agent's office in Copthorne Bank, head east and then turn right onto Bore's Arms Road. Turn left onto Copthorne Common Road (A264) then at the roundabout take the 3rd exit onto Turners Hill Road (B2028). Turn left onto Grange Road, right onto Kiln Road and left onto Woodlands Close. The property will be on the right-hand side.

EPC Rating: C Council Tax
 Band: B

Service Charge: 500.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COP404266

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COP404266 - 0005