



## Horsham Road, West Green, Crawley, West Sussex, RH11 7AX

£180,000

- One bedroom first floor flat
- Spacious lounge / dining room
- Ideal first time home
- Fitted kitchen and bathroom
- Double glazed throughout
- Viewing advised
- Communal parking to the rear
- Just 0.6 miles to Crawley town centre
- EPC rating D



## Property Description

Homes Partnership is delighted to offer for sale this one double bedroom, first floor flat, conveniently located just 0.6 miles from Crawley train station and town centre. The property has an entrance hall with stairs to the living accommodation which comprises a lounge / dining room with two windows to the front, a fitted kitchen with built in oven & hob, one double bedroom to the rear and a bathroom fitted with a white suite. The property benefits from double glazing throughout and heating via electric heaters. Outside, there is communal parking to the rear of the building. In our opinion this would be a great first home, with the town centre and all its amenities close by. This is sure to get snapped up so we would urge an early viewing.

Front door opening to:

**ENTRANCE HALL** Window to the side aspect. Stairs to the first floor.

**FIRST FLOOR LANDING** Electric heater. Window to the side aspect. Hatch to boarded loft space with ladder and light. Doors to kitchen, bedroom, bathroom and:

**LOUNGE / DINER** 14' 8" x 10' 10" (4.47m x 3.3m) approximate. Two windows to the front. Electric heater.

**KITCHEN** 13' 2" x 7' 11" (4.01m x 2.41m) approximate. Fitted with range of wall and base level units incorporating a one and a half bow, single drainer, stainless steel sink unit with mixer tap. Built in oven and hob with filter hood over. Space for washing machine. Integral fridge / freezer. Cupboard housing boiler.

**BEDROOM** 9' 10" x 9' 10" (3m x 3m) approximate. Electric heater. Window to the rear.







**BATHROOM** Fitted with a white suite comprising a bath with shower over, low level WC and a wash hand basin. Heated towel rail. Electric wall mounted fan heater. Opaque window to the side aspect.

**OUTSIDE**

**PARKING** There is communal parking to the rear of the property.

**USEFUL INFORMATION**

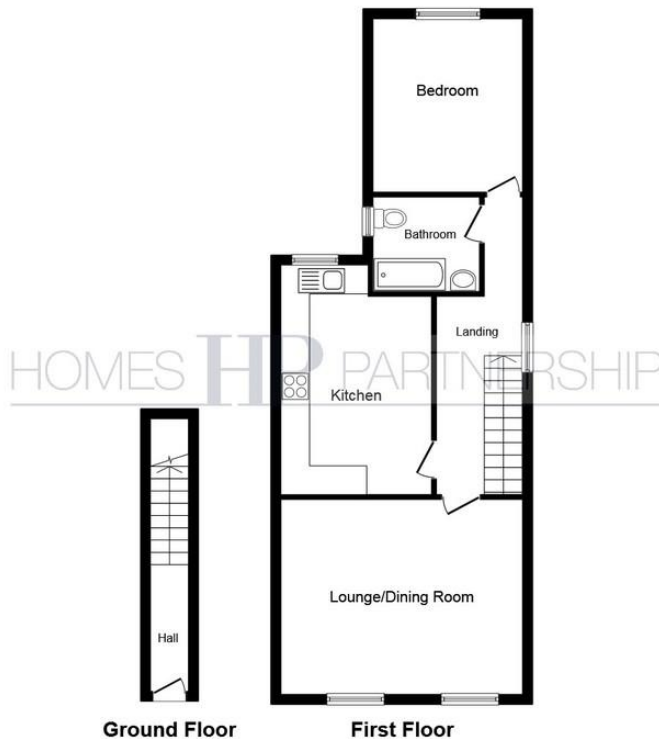
**MAINS SERVICES** Electric / Water / Drainage

**TRAVELLING TIME TO STATIONS**

Crawley By car 5 mins On foot 12 mins - 0.6 miles  
Ifield By car 5 mins On foot 21 mins - 1.1 miles  
(source google maps)

**AREA INFORMATION**

West Green was the first neighbourhood to be developed and is one of the smallest and closest to the town centre. Northgate and the town centre lie to the east of West Green, Southgate to the south, Ifield to the west and Langley Green to the north. West Green is home to Crawley Hospital, since the 1990s many services have been moved to East Surrey Hospital in Redhill and Crawley hospital has a sub-acute status. Crawley Fire Station is on the edge of West Green. The neighbourhood is served with a small parade of shops, a pub, primary school and church. The park offers a tranquil space to relax in yet is within walking distance of the town centre. Metro bus has routes through West Green and within walking distance is Crawley train station and all the facilities at Crawley Leisure Park including Hollywood Bowl, Cineworld multi-screen cinema, gym and swimming pool, and many restaurants including Bella Italia, TGI Fridays, and Wagamama.



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### LEASE DETAILS

Service Charge per annum (24 Jun 2019 - 23 Jun 2020) including Insurance premium, Terrorism cover, Surveyors & professional fees and Management fees **£556.38**

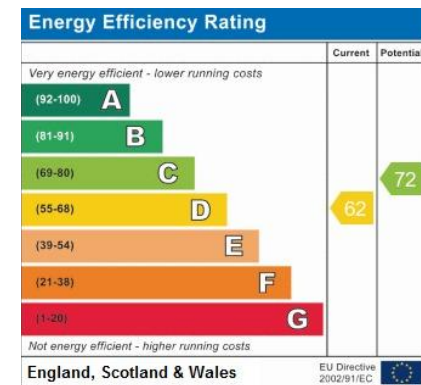
Length of lease: **160 years from 01/11/2016**

TENURE **Leasehold**

COUNCIL TAX BAND **B £1,508.35**

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

**SERVICES TO PURCHASERS:** As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.



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