



## Rose Cottage, Balcombe Road, Pound Hill, Crawley, West Sussex, RH10 3NQ

**£500,000 - £525,000 Guide price**

- Three bedroom character semi detached house
- Flexible, spacious ground floor living space
- Beautifully presented throughout
- Refitted kitchen / dining room
- Bathroom and shower room
- Viewing highly recommended
- Generous corner plot garden
- Shared parking area
- EPC rating D



## Property Description

Homes Partnership is delighted to offer for sale this three bedroom semi detached, character property, located on the outskirts of Crawley in the neighbourhood of Pound Hill. With a right of way leading to a shared parking area to the front of the property, you enter the house via an enclosed front garden which extends to the side. The accommodation itself offers spacious, flexible living space. The ground floor comprises an entrance hall, lounge to the rear of the property with double doors opening to the dual aspect play room which has windows to the front and bi folding doors to the side aspect. There is a stunning refitted kitchen / dining room with a central island and bi folding doors to the front. A refitted bathroom with free standing bath completes the ground floor. On the first floor there are three bedrooms and a refitted shower room. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the property occupies a corner plot and the enclosed garden is to the front and side of the property. With an extensive raised decked area and lawn, with mature trees and shrubs, this is a great space for entertaining family and friends. In our opinion this would be a great family home, offering tranquillity but still being close to the town and local amenities. We would urge a viewing to see if this would suit your needs.

External courtesy light. Front door opening to:

**ENTRANCE HALL** Radiator. Wall mounted boiler. Doors to play room and:

**KITCHEN / DINING ROOM** 18' 0" x 12' 2" (5.49m x 3.71m) approximate. Refitted with a range of wall and base level units incorporating a central island with a butler sink with mixer tap. Space for range cooker and fridge / freezer. Integral dishwasher. Radiator. Space for table and chairs. Bi folding doors to the front of the property. Opening to utility area with work surface and cupboards. Space for tumble dryer. Door to:

**FAMILY ROOM / STUDY** 12' 10" x 12' 4" (3.91m x 3.76m) approximate. Feature fireplace with open fire. Corner radiator. Window to the rear. Door to:

**INNER HALL** Stairs to the first floor. Under stair cupboard with space and plumbing for washing machine. Radiator. Window to the rear.







**LOUNGE** 17' 1" x 11' 9" (5.21m x 3.58m) approximate. Electric imitation wood burner. Radiator. Two windows to the side aspect. Door from utility area. Double doors opening to:

**PLAY ROOM** 14' 5" x 11' 9" (4.39m x 3.58m) approximate. A bright and spacious, dual aspect room with windows to the front and bi folding doors to the side. Door to entrance hall.

**BATHROOM** Accessed from the utility area. Refitted with a white suite comprising a free standing bath with mixer tap and shower attachment, wash hand basin and a low level WC. Heated towel rail. Extractor fan.

**LANDING** Stairs from the inner hall. Hatch to loft space. Cupboard housing hot water tank. Doors to three bedrooms and shower room.



**BEDROOM ONE** 12' 4" x 12' 4" (3.76m x 3.76m) approximate. Radiator. Window to the side aspect.

**BEDROOM TWO** 12' 11" x 9' 11" (3.94m x 3.02m) approximate. Radiator. Window to the rear.

**BEDROOM THREE** 10' 2" x 9' 4" (3.1m x 2.84m) approximate. Radiator. Window to the front.

**SHOWER ROOM** Refitted with a white suite comprising a shower cubicle, low level WC and a wash hand basin with vanity cupboard below. Heated towel rail. Velux style window.

## OUTSIDE

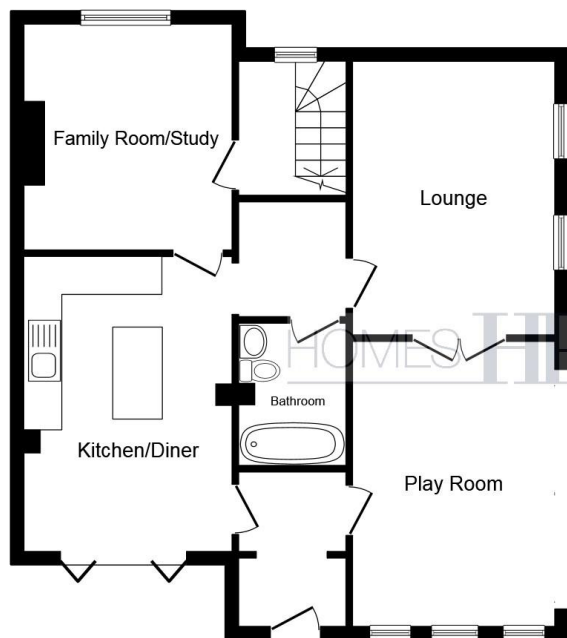
**PARKING AREA** A right of way provides access to a shared parking area.

**GARDEN** The enclosed garden is to the front and side of the property. An extensive raised decked area house an out building which has an office to the front with internet connection and the remainder is currently used for storage. This could easily be made in to summer house, ideal for entertaining family and friends. The remainder is laid to lawn with mature trees and shrubs. External water tap. Garden shed to the rear of the property.

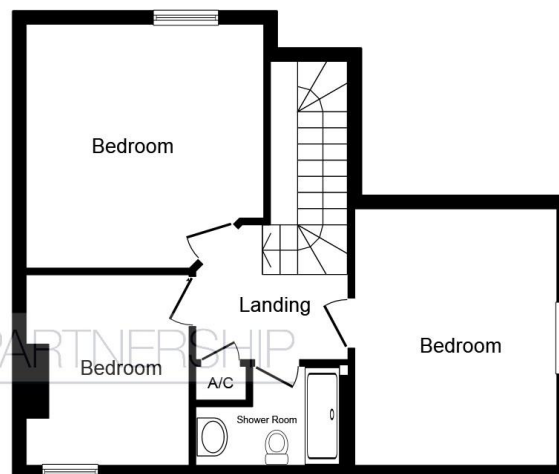
## USEFUL INFORMATION

**MAINS SERVICES** Gas / Electric / Water



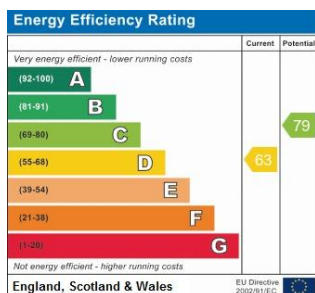


Ground Floor



First Floor

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



#### Vendor's comments

We were attracted to Rose Cottage because it offered something different to everything else we looked at; character, a big garden, a rural feel and lots of flexibility to reshape the down stairs layout to suit us. The massive added benefit for us has been the development of Forge Wood which brought with it a fantastic school for our girls and lots of new friends within walking distance. We have loved living here and it's been a massive decision to move on to start a new chapter elsewhere.

#### TRAVELLING TIME TO STATIONS

Three Bridges By car 5 mins On foot 32 mins - 1.6 miles  
Crawley By car 8 mins - 2.7 miles  
Horley By car 6 mins - 2.9 miles  
(source google maps)

#### AREA INFORMATION

The ever popular Pound Hill is located on the east of Crawley and is bordered by Three Bridges and Manor Royal to the west and Maidenbower to the south. It is one of the largest local neighbourhoods and has a variety of housing from first time buyer flats to executive detached houses approaching £1,000,000. There are two parades of shops, three pubs, three churches and surgeries in the area. Schooling includes an infant school, junior school, primary school and large parts of the neighbourhood fall within the catchment area of Hazelmick School in Three Bridges. There is a bowls club, and Worth Park Gardens offer formal gardens and lake, croquet lawn and tennis court; some of the beautiful trees in the gardens date back to the original planting in the 1840s! Pound Hill is serviced by the Metrobus routes and Three Bridges mainline train station is easily accessible with fast and direct routes to London and Brighton.

**NB** The property benefits from a treatment works which turns waste water into water, which is drained into a near by pond. The treatment works services both Rose Cottage and neighbouring cottage. The treatment works is detailed in a Mutual Deed of Easement which will be transferable to any buyer. This consumes electricity but low rate, about £100 per year and requires a 12 monthly service, about £150. These costs are shared with the neighbouring property.

#### TENURE

Freehold

#### COUNCIL TAX BAND

E £2,370

**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.

44 High Street, Crawley,  
West Sussex, RH10 1BW

www.homes-partnership.co.uk  
01293 529999  
info@homes-partnership.co.uk

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