



HOMES **HP** PARTNERSHIP

Crabbet Road

Three Bridges, Crawley, RH10 1NF

- Newly refurbished to a high standard throughout
- All bills included
- Fully furnished double room
- Close to Three Bridges station

- Shared communal bathroom
- Stunning communal kitchen
- Communal lounge
- Available now

£635 pcm



Homes Partnership Lettings and Management is delighted to offer for sale this furnished double bedroom within a house share in the residential neighbourhood of Three Bridges. Shared facilities include a refitted kitchen / diner to the rear of the property which leads out on to a communal garden / patio space. To the front of the property, there is a shared communal lounge for all to use. The room itself is located on the first floor to the rear of the property and has a double bed, desk and chair, television and fitted wardrobes. The property benefits from double glazing throughout, heating by gas to a system of hot water radiators and WiFi and all bills are included. The room is offered on a single occupancy only. Outside there is off road parking the front of the property for multiple vehicles and the rear garden has lawn and patio area. Conveniently located and just a short stroll to and from Three Bridges train station this would be an ideal base for a working professional.

BEDROOM 11' 11" x 11' 1" (3.63m x 3.38m) Situated on the first floor to the rear of the property, the room comprises: brand new carpets, double glazed window to rear, gas central heating by radiator, desk and chair, double bed with mattress, flat screen TV, fitted wardrobe with sliding door and two bedside tables.

SHARED FACILITIES

ENTRANCE HALL Gas central heating by radiator, tiled patterned flooring, double glazed opaque window to front, shoe storage, double plug socket and door leading to:

LOUNGE 18' 6" x 11' 9" (5.64m x 3.58m) Carpeted, central heating thermostat on wall, L-shaped sofa, coffee table, wall mounted flat screen TV, double glazed window to front, stairs to first floor and bi-folding door leading to:

KITCHEN / DINER 18' 5" x 11' 6" (5.61m x 3.51m) Refitted throughout with a range of wall mounted and low level kitchen units incorporating one and a half bowl sink with mixer tap. Built in double oven and electric hob with filter hood over head. Fridge Freezer and washing machine. Breakfast bar with chairs. Tiled flooring. Double glazed French doors leading out on to communal patio and garden area.

BATHROOM Fully tiled walls and flooring, three piece bathroom suite with electric shower, hand wash basin with vanity cupboard below and mixer tap, double glazed opaque window to rear. Heated towel rail behind door.

OUTSIDE

OFF ROAD PARKING To the front of the property for multiple vehicles. This is on a first come basis.

REAR GARDEN Laid to lawn and paved. Enclosed by fence. Communal garden table and chairs

USEFUL INFORMATION

AREA INFORMATION Three Bridges is a residential area that began as a tiny hamlet and has now grown to be a commuters' favourite in Crawley. Three Bridges mainline railway station offers excellent links to London with fast trains to London Bridge and Victoria in around 40 minutes and in the opposite direction to Brighton in around 30 minutes. Local facilities include a neighbourhood parade of shops, schools including Hazelwick comprehensive, Tesco superstore, Three Bridges football club and Crawley Lawn tennis club. Three Bridges is readily accessible to everything Crawley has to offer, is served well by bus services and junction 10 of the

M23 is just around the corner. With so much to offer, Three Bridges is a great place to buy for families, professionals, commuters and investors!

SUMMARY OF CHARGES TO TENANTS

Money due to reserve a property:

Holding Deposit:

Equivalent to 1 Weeks' Rent

Money due in cleared funds prior to the start of tenancy:

One month's rent in advance

Dilapidations Deposit (Equivalent to 5 weeks' rent)

TENURE: Short/Long Term

COUNCIL TAX BAND: D

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.



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IN ACCORDANCE WITH THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 WE DRAW YOUR ATTENTION TO: A wide angled lens is used in all photography in order to show as much of each room as possible, as a result some of the rooms may appear distorted in appearance. All measurements are approximate and rounded, and should not be relied upon; tolerance +/- 3". In accordance with our obligations every effort will be made to enquire about planning consents or building regulation approval (if applicable). Please note that burglar alarm systems, telephone, TV and power points will not be tested nor will plumbing, central heating systems, fires/fireplaces, wiring, services, appliances or white goods. The structure of the property will not be investigated in any way nor will any check on the boundaries, tenure or title be made (beyond our obligations). If there is anything in these particulars of particular importance to you please contact us and we will check the information for you. We recommend that purchasers also make their own enquiries.