



Maunsell Park
Three Bridges, WEST SUSSEX RH10 7AZ
£1,150

* One double bedroom first floor apartment * Walking distance to Three Bridges mainline station * Allocated parking space * Available end of April 2025 *

Ideally situated in Maunsell Park, Three Bridges, this delightful flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a good sized living space.

The property also benefits from designated parking for one vehicle, a valuable asset in this bustling area.

Maunsell Park is located within a quarter of a mile of Three Bridges mainline train station, making it ideal for commuters going to Gatwick Airport of London.

This flat presents a wonderful opportunity for anyone looking to establish a home in a convenient location.

Maunsell Park, Three Bridges, WEST SUSSEX RH10 7AZ

Hallway

Personal front door, storage heater, entry intercom, large airing cupboard, large storage cupboard, access to the large loft space via a pull down ladder offering great storage, doors to:

Lounge/Dining Room

Double glazed box bay window to the rear, storage heater, open through to:

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with drainer, built in oven with hob over and extractor hood above, space for a fridge/freeze and washing machine, double glazed window to the side.

Bedroom

Double glazed window to the side, wall mounted electric heater, built in wardrobes to One wall.

Bathroom

Suite comprising a panel enclosed bath with a Triton shower unit over, pedestal hand basin, wc, part tiled walls, extractor fan.

Allocated Parking

There is an allocated parking space to the front of the property.

Communal Grounds

There are communal grounds to the side and rear of the block which are lawned with shrub and hedge borders.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Members of the property ombudsman

Members of CMP for client money protection

security deposit equivalent 5 weeks rent

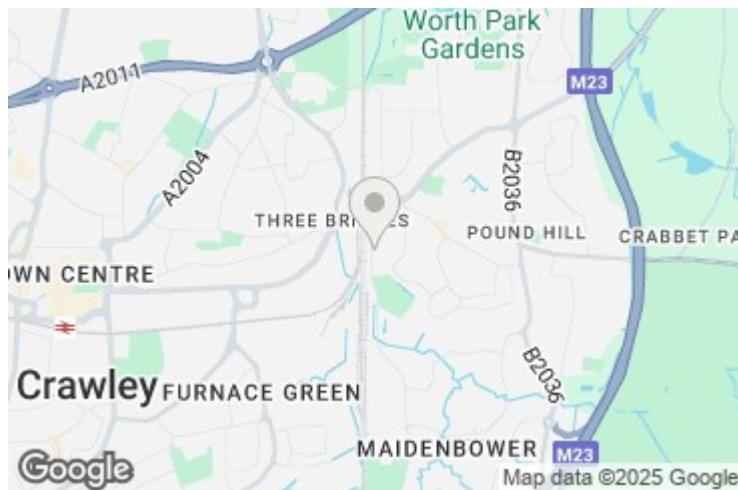
reservation deposit equivalent of one weeks rent

Members of the property ombudsman

Members of CMP for client money protection

security deposit equivalent 5 weeks rent

reservation deposit equivalent of one weeks rent



Living Room
12'3" x 15'9"
3.75 x 4.81 m

Kitchen
10'3" x 6'4"
3.12 x 1.95 m

Bedroom
10'4" x 11'6"
3.16 x 3.52 m

Hallway
20'9" x 2'11"
6.33 x 0.90 m

Bathroom
6'6" x 5'4"
1.98 x 1.64 m

Approximate total area⁽¹⁾
508.59 ft²
47.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		