



Leighlands
Crawley, West Sussex RH10 3DW

Guide Price £600,000

Nestled in the desirable area of Leighlands, Pound Hill, Crawley, this charming detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families. The surrounding area offers a blend of convenience and tranquility, perfect for those seeking a balanced lifestyle.

In summary, this detached house in Leighlands is a wonderful opportunity for anyone looking to settle in Crawley. With its spacious living areas, ample parking, tranquil garden and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home. This wonderful home is offered to market with no onward chain.



Entrance Porch

Porch comprising of tiled floor and obscure upvc door opening to:

Hallway

With access to storage cupboard, radiator, coving, stairs to first floor landing, doors to:



Living Room

Light and airy room with double glazed windows to front aspect, coving, radiator, obscure double glazed patio door to rear garden, internal french doors to:



Dining Room

Double glazed windows to rear aspect, radiator, opening to:



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, fridge freezer and cooker, stainless steel sink with mixer-tap and drainer, part tiled walls, tile effect vinyl floor, double glazed windows to rear aspect, obscure double glazed patio door opening to storage area with further obscure double glazed patio door opening to rear garden.



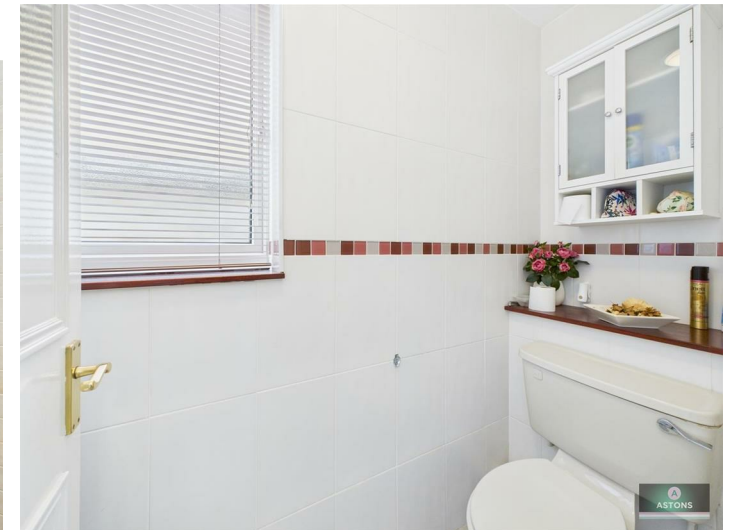
Family Room

Spacious family room with double glazed windows to side aspect, radiator, access to storage cupboard.



Downstairs Cloakroom

White fitted suite comprising of w/c, wash hand basin with mixer-tap and pedestal, tiled walls, tile effect vinyl floor, obscure double glazed window to side aspect.





Landing

With double glazed windows to front aspect, coving, access to airing cupboard and loft space, doors to:

Bedroom One

Double glazed windows to rear aspect, coving, radiator, fitted wardrobe, fitted dressing table.



Bedroom Two

Double glazed windows to rear aspect, radiator.



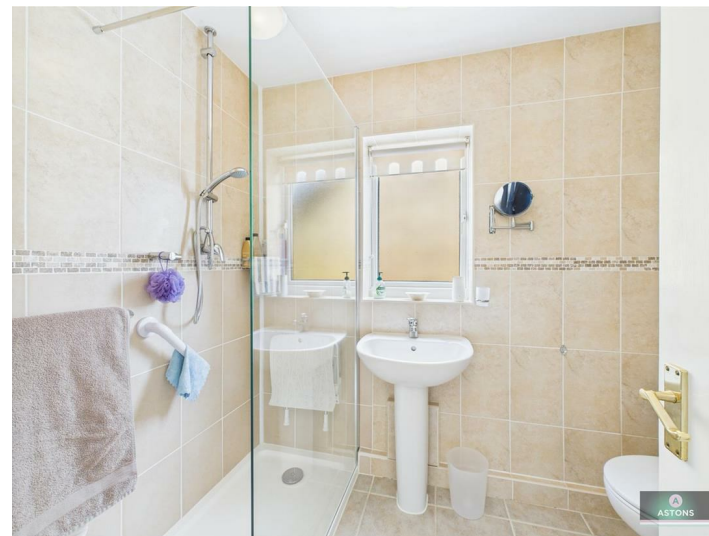
Bedroom Three

Double glazed window to front aspect, radiator, access to fitted wardrobe.



Shower-Room

Refitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed window to rear aspect.



To The Rear

Mature and tranquil garden with patio area adjacent to property, outside

tap, lawn garden with a range of shrubs and hedges to borders, fence enclosed with side gate access.



To The Front

Driveway offering parking for multiple vehicles, access to garage, lawn front garden.

Garage

With up and over door, power and light, door located at the end of the garage offer through access to rear garden.

Disclaimer

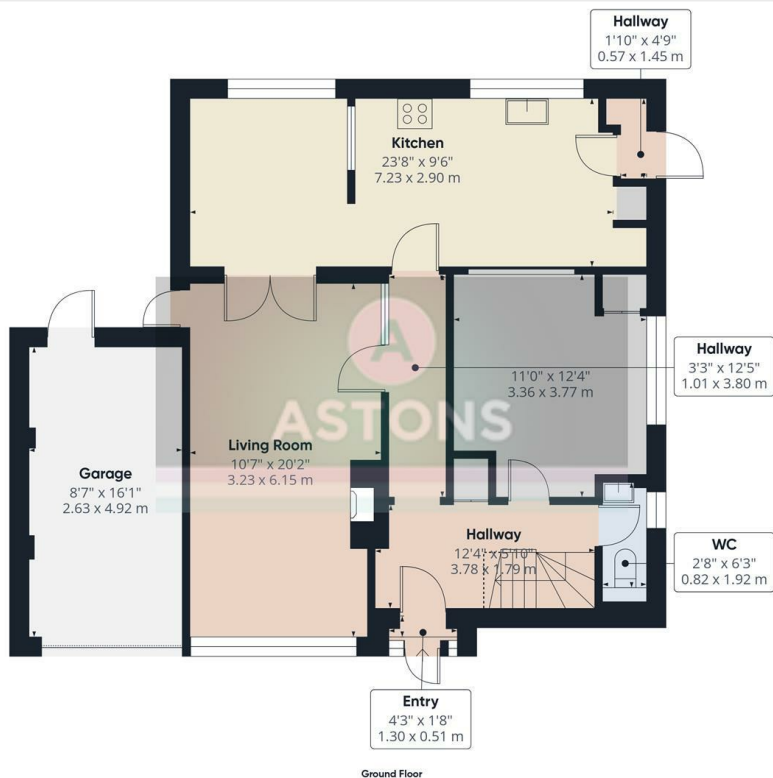
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Approximate total area⁽¹⁾
862 ft²
80.1 m²

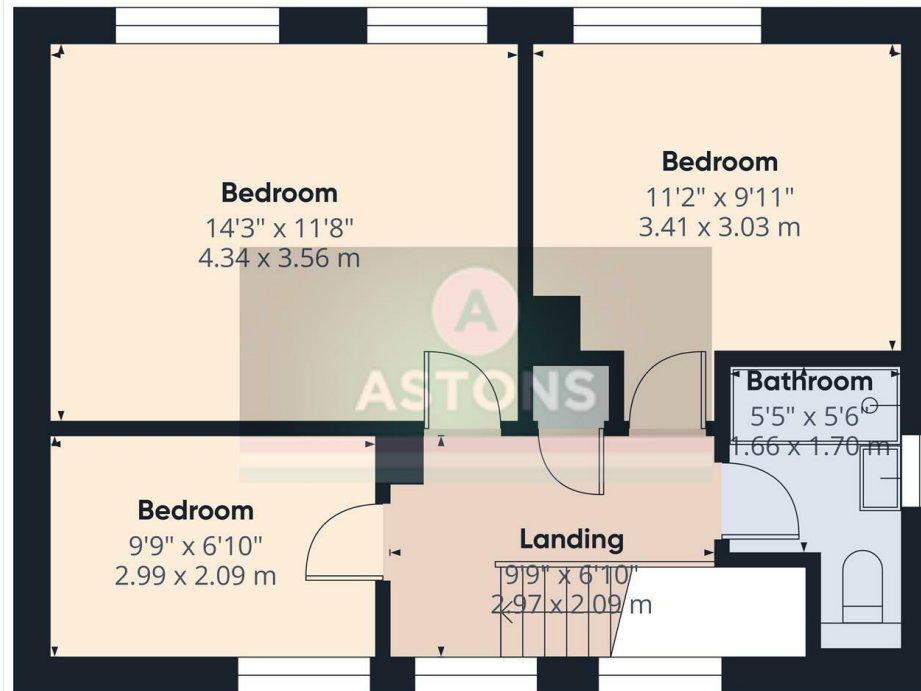
Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

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Approximate total area⁽¹⁾
447 ft²
41.5 m²

(1) Excluding balconies and terraces

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