



**Taylor  
Robinson**



## Wakehams Green Drive, Pound Hill, Crawley, RH10 3RN

Nestled in the charming area of Pound Hill, Crawley, this delightful split-level maisonette offers a perfect blend of comfort and convenience.

The property features a spacious reception room, ideal for both relaxation and entertaining guests. With two generously sized double bedrooms, there is ample space for a small family or for those seeking a comfortable home office.

The property also offers residential parking, providing a hassle-free experience for those with vehicles. The absence of a chain means that you can move in without delay, making this an attractive option for first-time buyers or those looking to downsize.

The location in Pound Hill is particularly appealing, offering a peaceful residential environment while still being conveniently close to local amenities, schools, and transport links. This maisonette presents a wonderful opportunity to own a charming home in a sought-after area, perfect for those who appreciate both comfort and accessibility. Don't miss the chance to make this lovely property your own.

**£210,000 Leasehold**

# Wakehams Green Drive, Pound Hill, Crawley, RH10 3RN



- No Chain
- Double Glazed
- Annual Service Charge £256.34
- Split Level Maisonette
- Residential Parking
- Annual Ground Rent £10
- Gas Central Heating
- Two Double Bedrooms
- Years Remaining On Lease 89 Years

## Entrance Hall

4'0" x 2'11" (1.24 x 0.91)

## Bedroom 1

12'4" x 11'9" (3.78 x 3.59)

## Stairs to landing

## Landing

5'8" x 5'5" (1.73 x 1.67)

## Bedroom 2

11'9" x 11'0" (3.59 x 3.37)

## Kitchen

12'5" x 7'11" (3.80 x 2.43)

## Bathroom

5'8" x 5'6" (1.73 x 1.70)

## Living Room / Dining Area

19'7" x 11'8" (5.99 x 3.57)

## WC

5'0" x 2'7" (1.53 x 0.79)

## Stairs to top floor

## Landing

11'5" x 2'11" (3.48 x 0.89)

## Council Tax Band: B





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address:** 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE  
**Tel:** 01293 552388  
**Email:** sales@taylor-robinson.co.uk  
**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	