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Sales information leaflet

Greyhound Cottage, Tinsley Green, Crawley, RH10

Sell your property with confidence

Greyhound Cottage, Tinsley Green, Crawley, RH10



Property Overview:

- Nine-bedroom detached HMO property
- Size \approx 1843.6 ft² | 171.1 m²
- Tenure: Freehold
- Fully tenanted & HMO licensed
- ROI: 7.9% (Potential for 8.9%)
- Guide Price: £850,000

01293 529 993

info@connectuksales.co.uk

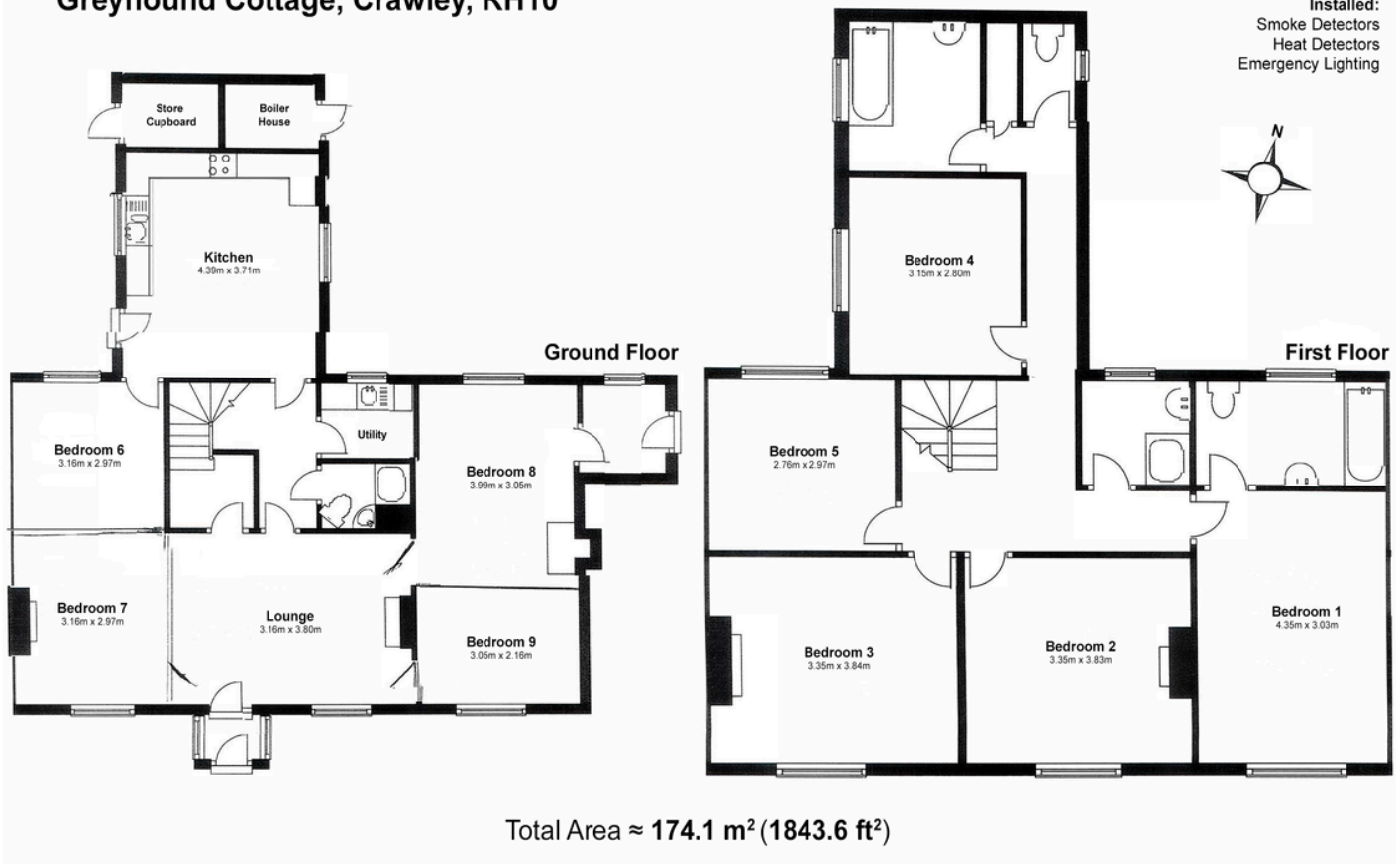
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PRS Property
Redress
Scheme

 ClientMoney
Protect

Floor Plan

Greyhound Cottage, Crawley, RH10



Further Information

Tenure: **Freehold**

Total Area: **0.18 Acres / 728.43 m²**

Local Authority (Housing): **Crawley Borough Council**

Tax Band: **C**

Easy motorway access & close to local transport links

Off-street parking for multiple cars

Viewing Arrangements - All viewings are strictly by appointment only with Connect UK Sales Ltd.

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Key Features

- Lounge/Communal Area with Feature Fireplace
- Large Fitted Kitchen with Access to Rear of Property
- Utility Room
- Ground Floor Shower Room
- Bathroom with Shower
- Separate W/C
- 9 Bedrooms Fully Tenanted
- Gas Central Heating
- Double Glazed Windows
- Wrap Round Gardens with Courtyard Area
- Parking for Multiple Cars
- ROI: 7.9% with Potential for 8.9% with Rent Increases
- Market Value Rents
- Fully Licenced
- Easy Access to Motorway
- Close to Gatwick Airport

Property Description

Attractive nine-bedroom HMO (House of multiple occupancy) situated on a large plot with gardens on all sides and is accessed via a country lane.

This high-end house of multiple occupancy comprises eight double bedrooms, one ensuite, and a further single bedroom perfect for the investor looking to expand their portfolio with an ROI of 7.9% with the potential to achieve 8.9% with rent increases.

The property provides scope for further extension and is located within easy reach of Gatwick Airport, access to major motorways, and transport links.

UPVC front door with side double glazed panels leading to the porch, inner front door with glazed panels.

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Property Description: Ground Floor

Entrance / Lounge area: brick-built feature fireplace, spotlights, laminate flooring, double glazed window to front, emergency lighting, smoke alarms, doors leading to the kitchen, ground floor shower room, utility room, four bedrooms, and stairs to the first-floor landing.

Bedroom 1: Double room, double-glazed window to front, brick-built feature fireplace, radiator, laminate flooring, smoke alarm, and spotlights.



Bedroom 2: Single room, double-glazed window to front, radiator, laminate flooring, smoke alarm, and spotlights.

Bedroom 3: Double room, brick-built feature fireplace, double glazed window, heater, wall light, ceiling light pendant, smoke alarm, door leading to a study area with double glazed window and UPVC frosted glazed door leading to the rear courtyard area.

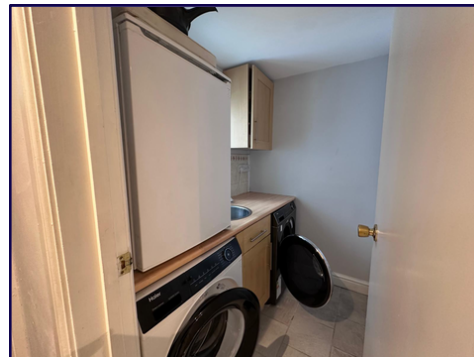
Bedroom 4: Double room, double-glazed window, radiator, laminate flooring, smoke alarm, spotlights.



Ground floor shower room: Shower cubicle with electric shower, sink, low-level w/c, towel radiator, tiled flooring, extractor fan, and spotlights.

Utility room: window, overhead cupboards, sink with under-counter cupboard.

Kitchen: a range of eye level and under counter cupboards, double glazed windows to rear and side, UPVC door with frosted glass to the rear of the property, built-in oven with gas hobs, extractor fan, radiator, smoke alarm.





Property Description: First Floor

Stairs leading to first floor, banister, radiator, emergency lighting, loft access, smoke alarms, doors to bathroom, separate w/c, storage, and five further bedrooms.

Bedroom 5: Double room, double-glazed window, smoke alarm, radiator.



Bedroom 6: Double room, double-glazed window, smoke alarm, ceiling light, radiator.

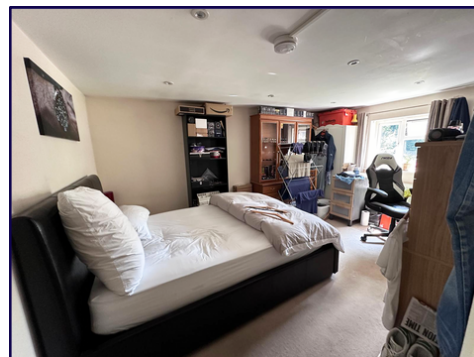
Bedroom 7: Double room, double-glazed window, smoke alarm, light, radiator.

Bedroom 8: Double room with ensuite, double-glazed window, smoke alarm, spotlights, radiator, door leading to ensuite comprising of bath with screen, electric shower, sink basin, low-level w/c, double-glazed window, and towel radiator.



Bedroom 9: Double room, double-glazed window, radiator, smoke alarm, and light pendant.

Bathroom: Shower cubicle with electric shower, sink basin, towel radiator, double-glazed window to rear, laminate floor, light with pull cord.





Auctions

admin@connectukgroup.co.uk
0800 4480100

Sales

info@connectuksales.co.uk
01293 529993

Design & Build

build@connectukgroup.co.uk
01293 665641

Property Management

info@connectukgroup.co.uk
01293 529993

HMO Management

info@connectukhmo.co.uk
01293 665639

Block Management

info@connectuknationwide.co.uk
01293 665642

Head Office:
Connect UK Group
Richmond House
105 High Street
RH10 1DD

www.connectukgroup.co.uk



CONTACT

Head Office
Connect UK Sales
Richmond House
105 High Street, Crawley
West Sussex, RH10 1DD

connectuksales.co.uk

