



**Southbrook, Crawley, RH11 9PQ**

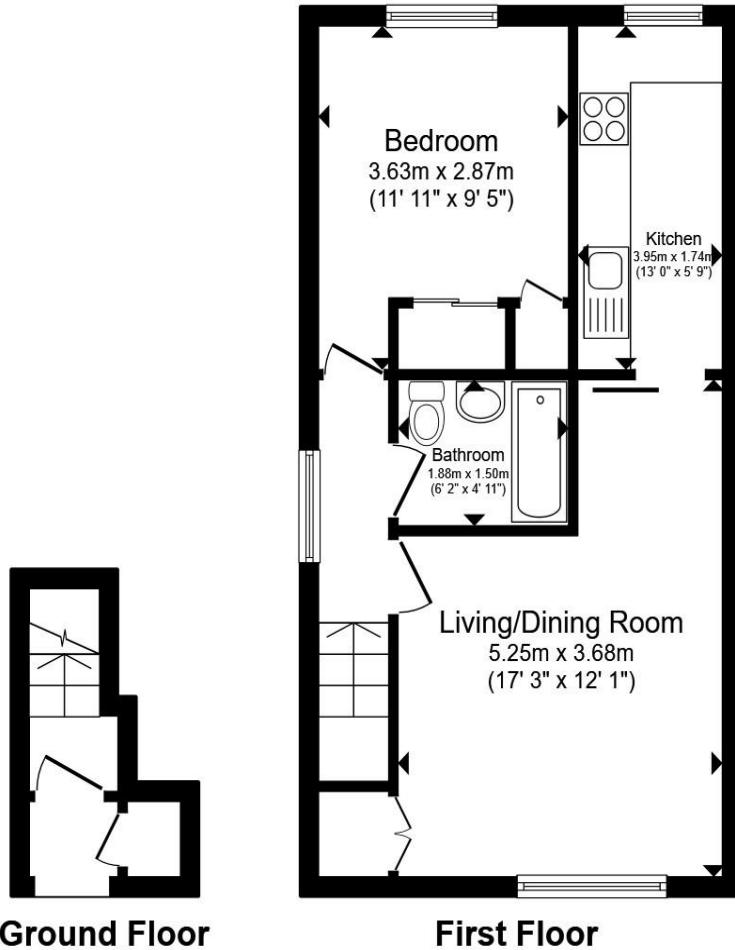
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## **Southbrook, Crawley**

This delightful one-bedroom residence offers well-designed accommodation arranged over two levels, combining comfort, practicality, and contemporary living. With its inviting layout and bright interior, it is ideal for first-time buyers, investor or downsizers.





**Total floor area 44.5 m<sup>2</sup> (479 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## **Southbrook, Crawley**

- One bedroom maisonette
- Spacious first-floor living/dining room
- Private ground-floor entrance
- Modern fitted bathroom
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 1979. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£180,000**



**view this property online** [fox-and-sons.co.uk/Property/CRA111795](http://fox-and-sons.co.uk/Property/CRA111795)

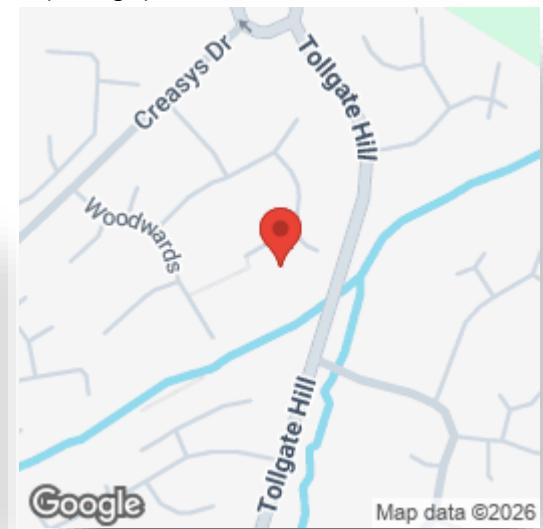
### **Property Description**

Upon entering the property, you are welcomed into a private entrance hallway on the ground floor. Stairs rise to the main living area, offering a sense of separation between the entrance and the first-floor accommodation while providing additional privacy and a homely feel.

A generously sized and beautifully lit living/dining room forms the heart of the home. Windows fill the room with light, creating a warm and welcoming space perfect for relaxing or entertaining. Doors lead to the bedroom and bathroom, with an open entrance connecting seamlessly to the kitchen.

Compact and well-planned, the kitchen offers everything needed for everyday convenience. The fridge, freezer, washing machine and cooker are included in the sale. Positioned just off the living area, it provides a practical workspace with room for essential appliances. A comfortable double bedroom situated at the far end of the floor. This bright and peaceful room is perfectly sized for both sleeping and storage needs.

Centrally located for easy access from both the bedroom and living room, the bathroom comprises of an WC, wash basin and bath with electric shower. The property also comes with an allocated parking space.



Please note the marker reflects the postcode not the actual property



Property Ref:  
CRA111795 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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