



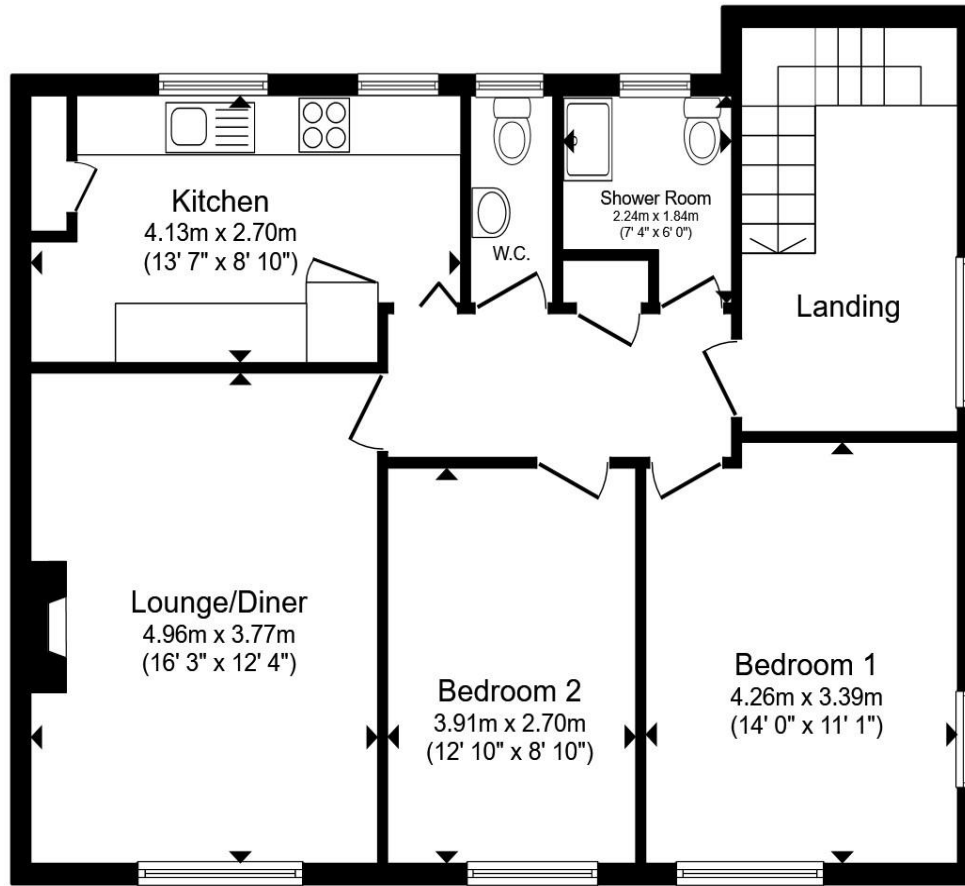
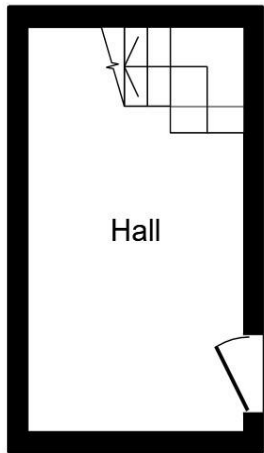
**Climping Road, Crawley RH11 0BD**

**welcome to**

**Climping Road, Crawley**

Recently refurbished two-bedroom first floor maisonette with private entrance, spacious lounge/diner, modern fitted kitchen, shower room and separate W.C. Two good-sized bedrooms and ample storage, benefiting from a long lease. The property also includes access into the rear garden.





**Ground Floor**

**First Floor**

Total floor area 89.3 m<sup>2</sup> (961 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

## Climping Road, Crawley

- Recently refurbished throughout
- Two-bedroom first floor maisonette
- Recently Extended Lease
- Spacious lounge/diner / Modern Fitted Kitchen
- Contemporary shower room & Separate WC
- Good internal storage
- Rear garden
- Close To Crawley Town Centre & Transport Links

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 420.00

Ground Rent: 11.48

This is a Leasehold property with details as follows; Term of Lease 215 years from 26 Apr 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £285,000



## Property Description

The property is accessed via a private ground floor entrance, leading into a spacious hallway with stairs rising to the first floor. The landing provides access to all principal rooms and creates a central hub within the home.

The living accommodation centres around a generous lounge/diner, flooded with natural light from large windows and offering ample space for both comfortable seating and a dining area perfect for entertaining or relaxing. Adjacent to this, the stylish fitted kitchen has been thoughtfully updated and features a range of modern units, integrated cooking appliances, and good worktop space, creating a practical and attractive cooking environment.

There are two well-proportioned bedrooms, with the main bedroom offering excellent space for wardrobes and additional furnishings. The second bedroom is equally versatile and can be used as a guest room, home office or nursery, depending on individual needs.

The property benefits from a contemporary shower room finished to a modern standard, complemented by a separate W.C., providing added convenience for busy households. Further features include a clean and neutral décor throughout, updated flooring, and a sense of light and space in every room, reflecting the recent refurbishment. This attractive maisonette would make an ideal first-time purchase, buy-to-let investment or downsizing opportunity, ready for immediate occupation.



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/CRA111792](https://fox-and-sons.co.uk/Property/CRA111792)



Property Ref:  
CRA111792 - 0006

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.

fox & sons



01293 520521



Crawley@fox-and-sons.co.uk



34 High Street, CRAWLEY, West Sussex, RH10 1BW



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)