



**Connells**

The Beckers  
Crawley Down



### Property Description

A spacious two-bedroom first floor maisonette offered for sale on a 35% shared ownership basis. The property features a built-in bike shed, private entrance hall with stairs leading to a generous landing, which benefits from two large storage cupboards and large loft space.

Accommodation comprises of two well-proportioned double bedrooms, a bright open-plan lounge/dining area that flows seamlessly into the fitted kitchen. There is also a modern fitted bathroom.

Further benefits include an allocated parking space and a peaceful location within the popular village of Crawley Down. The property is conveniently local to local amenities and surrounded by beautiful countryside walk, making it ideal for those seeking a balance of village living and accessibility to towns nearby.

#### Entrance Hall

#### Landing

#### Lounge/ Dining Room

18' 10" x 13' ( 5.74m x 3.96m )

#### Kitchen

9' 2" x 8' 9" ( 2.79m x 2.67m )

#### Bedroom One

13' x 10' 7" ( 3.96m x 3.23m )

#### Bedroom Two

15' 9" x 10' 6" ( 4.80m x 3.20m )

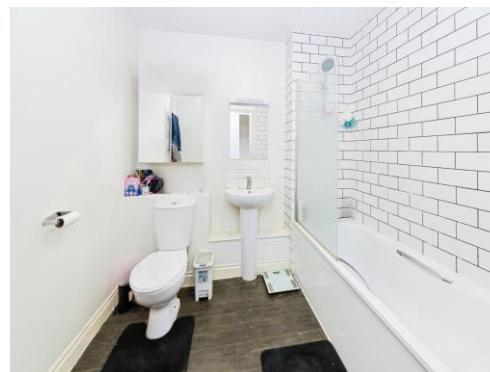
#### Bathroom

#### Parking

#### Bike Shed

#### Agent Disclaimer:

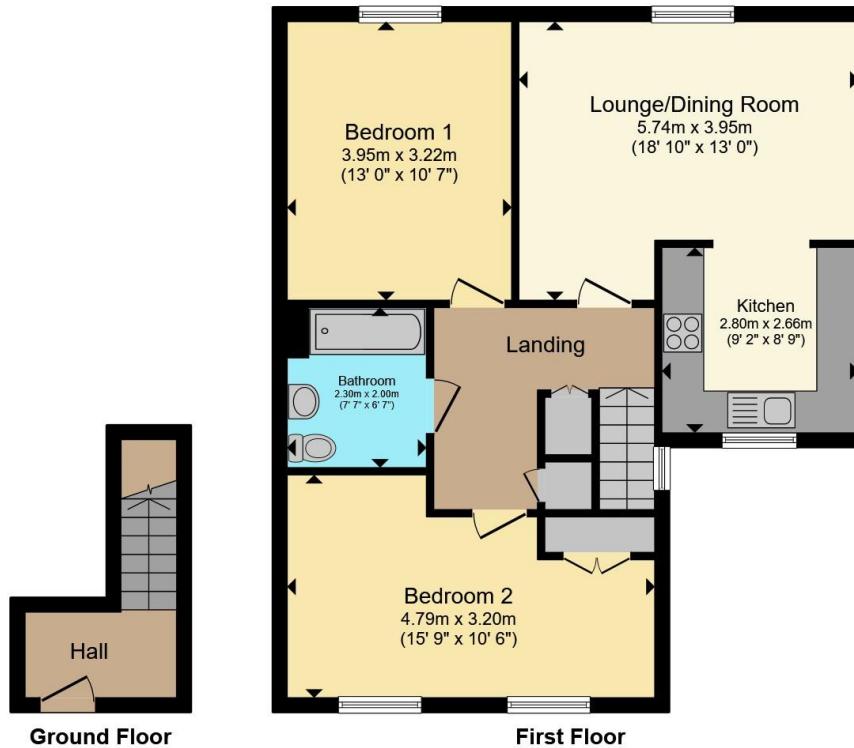
Please note this property is being sold with a 35% share of the ownership. The maximum share purchase is 80%. Applicants will also have to meet a criteria set by the housing association. For more information, please speak with the agent.











Total floor area 73.0 m<sup>2</sup> (786 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)

**Connells**

To view this property please contact Connells on

**T 01342 717 727**  
**E copthorne@connells.co.uk**

4 Copthorne Bank  
 COPTHORNE RH10 3QX

EPC Rating: C    Council Tax  
 Band: C

Service Charge: 119.95    Ground Rent:  
 453.34

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COP404323](http://connells.co.uk/Property/COP404323)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jun 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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