



**Connells**

Sandy Lane  
Crawley Down



## Property Description

A well-presented two double bedroom ground floor flat benefiting from its own private entrance. The property is well laid out, offering a spacious living room, fitted kitchen, and a family bathroom. Both bedrooms are comfortable doubles featuring built-in wardrobes.

Further advantages include an allocated parking space, and a desirable village location within walking distance to local amenities and transport links.

The property is offered with no onward chain, and a 50% shared freehold, making it an attractive option for first-time buyers, downsizers, or investors seeking a well-located and easily managed home.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification

process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

## Kitchen

9' 1" x 8' 11" ( 2.77m x 2.72m )

## Lounge

14' 4" x 12' ( 4.37m x 3.66m )

## Bedroom One

15' 7" x 9' 3" ( 4.75m x 2.82m )

## Bedroom Two

10' 4" x 9' 3" ( 3.15m x 2.82m )

## Bathroom

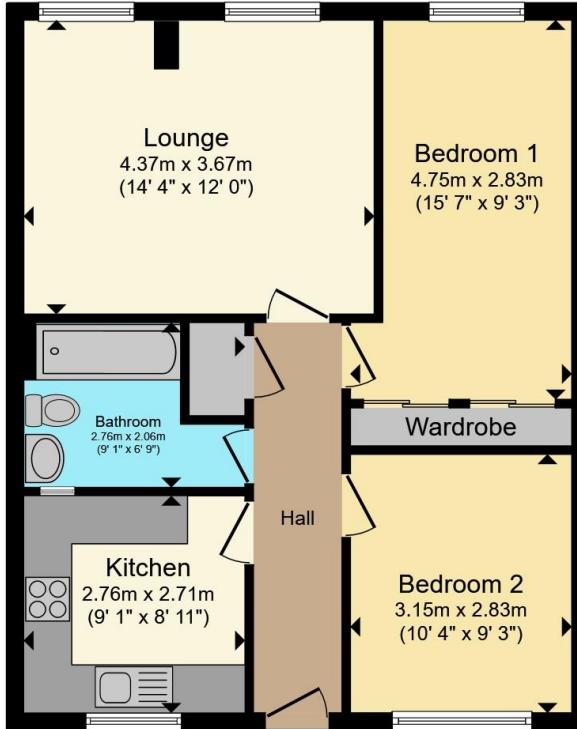
9' 1" x 6' 9" ( 2.77m x 2.06m )

## Allocated Parking Space









Total floor area 59.0 m<sup>2</sup> (635 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

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view this property online [connells.co.uk/Property/COP404346](http://connells.co.uk/Property/COP404346)

#### Directions to this property:

Proceeding from the agents office on Copthorne Bank in a westerly direction turn left at The Prince Albert pub on to Brookhill Road, at the Copthorne Hotel roundabout take the first exit, continue towards East Grinstead on A264 turning right at the Dukes Head roundabout into Turners Hill Road, turn left into Sandy Lane, sign posted Crawley Down village where you can turn right and it will take you to the allocated parking.

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold



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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