Titmus Drive, Tilgate

£240,000

MANSELL McTAGGART
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- Council Tax Band 'B' and EPC 'E'

Offered to the market is this well-proportioned two double bedroom first floor maisonette with generous well-proportioned accommodation, a private rear garden and offered with NO ONWARD CHAIN. This wonderful maisonette is located within the heart of Tilgate and just a short walk away from both Tilgate Park and a parade of shops.

The property is accessed via a private entrance door providing access into the hallway with stairs rising to the first-floor landing and a back door with access to the rear garden. The landing provides access to all principal rooms, as well as useful storage and a loft hatch. The part-boarded loft offers excellent additional storage space and even the potential to convert, subject to necessary permissions.

The living/dining room is a particularly spacious reception room, with ample room for a good-sized sofa arrangement and a table and chairs, making this a versatile space for both relaxing and entertaining. A large window to the rear aspect floods the room with natural light along with a gas fireplace with brick surround creating a central focal point within the room.

The kitchen is fitted with a range of wall and base level units with work surfaces over, together with space for white goods. There is a useful cupboard housing the boiler, with further larder style storage and workspace available.

There are two double bedrooms, both offering comfortable proportions and providing plenty of space for bedroom furniture, both overlooking the peaceful rear aspect.

The accommodation is completed by the shower room, fitted with a suite comprising shower cubicle, pedestal wash hand basin chrome towel warmer, and a separate WC.

Outside

To the front of the property is a lawned area and footpath leading to the front door, providing an attractive approach to the maisonette. A particular feature of this property is undoubtedly the secluded private rear garden. A side gate leads to an initial communal patio area shared between two properties before a garden gate grants accessed into the private garden space. Predominantly laid to lawn, the garden provides a wonderful area of outside space and offers considerable potential for those who enjoy gardening, entertaining or simply having a generous area in which to relax. The garden is further complemented by two useful sheds, one brick-built and one timber, providing excellent external storage for gardening equipment, bicycles and other household items.

Lease Details

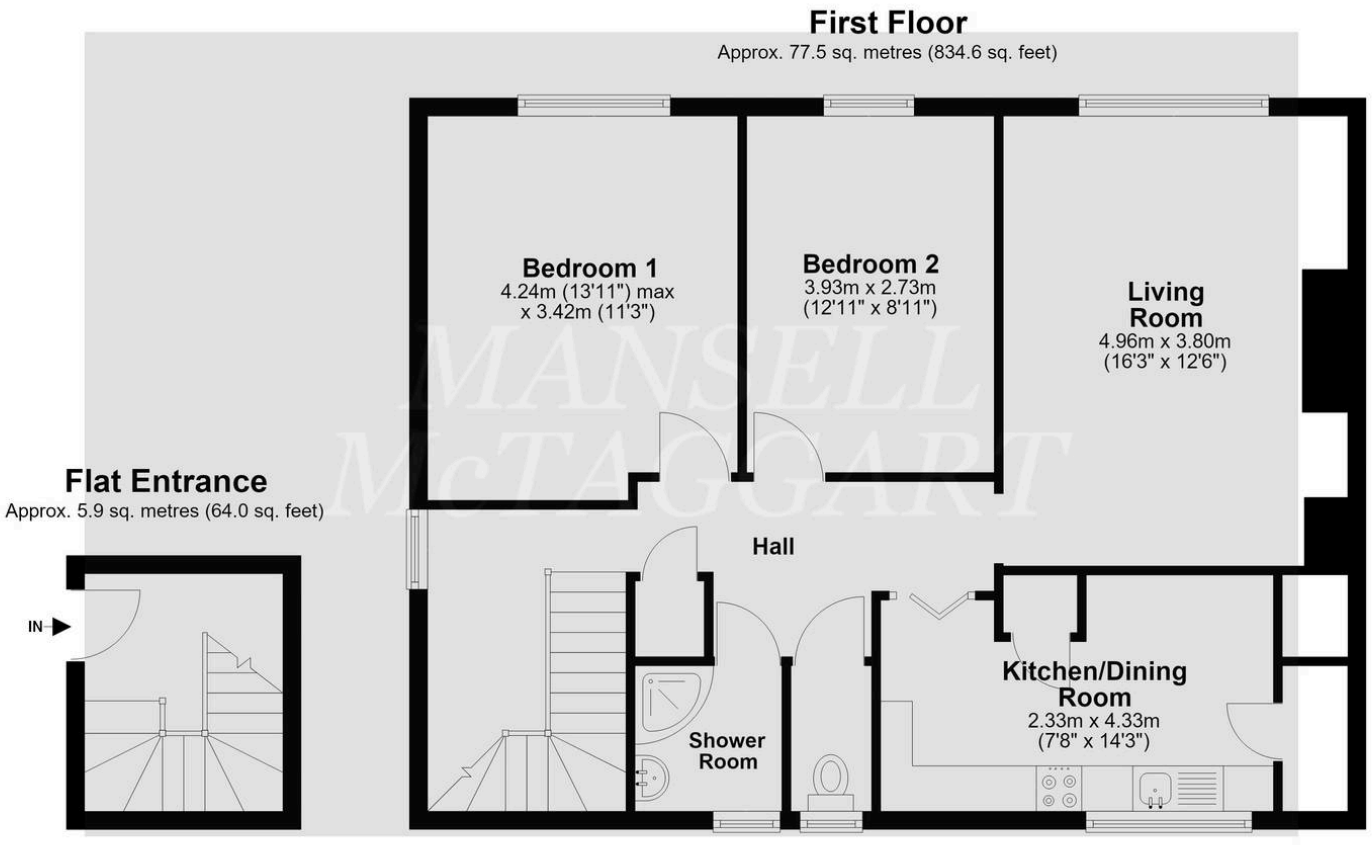
Length of Lease: 125 years from 15 September 1987 (86 years remaining 2026)

Annual Service Charge – £349.42

Service Charge Review Period – April

Annual Ground Rent - £10

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



Total area: approx. 83.5 sq. metres (898.6 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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