



Sandown Court, Newbury Road, Pound Hill

Guide Price £265,000 – £275,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Spacious first floor flat
- Walking distance from Three Bridges station
- Two double bedrooms
- Large lounge/diner with Juliette balcony
- Family bathroom and en-suite
- Located in the highly sought after district of Worth
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

This well-presented two double bedroom first floor apartment is offered to the market with NO ONWARD CHAIN, in the popular area of Worth, ideally positioned within walking distance of Three Bridges mainline railway station, providing excellent transport links to London and Brighton. The property also benefits from being conveniently located for a range of local shops, amenities and transport links. Combining a desirable location with well-proportioned accommodation, this property represents a fantastic opportunity for first-time buyers, commuters or investors alike.

Upon entering the property, you are welcomed by a spacious entrance hall which provides access to all rooms and offers a useful sense of space.

The master bedroom is a generous double room benefiting from fitted storage and a private en-suite shower room comprising a shower cubicle, wash hand basin and WC.

The second bedroom is also a well-proportioned double bedroom and benefits from fitted storage, providing excellent practicality and versatility.





The family bathroom comprises a shower cubicle, bathtub, wash hand basin and WC, providing a well-equipped bathroom suite for the property.

The spacious lounge/dining room is another standout feature of the home, offering plenty of room for both living and dining furniture. The room benefits from a Juliette balcony, creating a pleasant outlook and allowing plenty of natural light into the space, making it ideal for both relaxing and entertaining.

The separate kitchen is fitted with a range of wall and base units, complemented by a range of integrated appliances. There is also additional space for freestanding appliances, making the kitchen both practical and functional for everyday living.

Combining two double bedrooms, two bathrooms, a spacious lounge/dining room, fitted bedroom storage and a convenient location within walking distance of Three Bridges Station, this property represents a fantastic opportunity to secure a home in a popular and well-connected residential area.

Lease Details

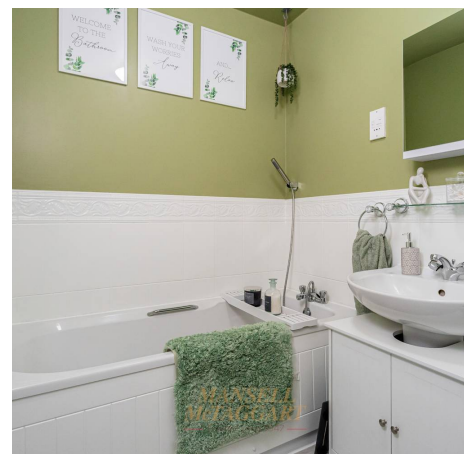
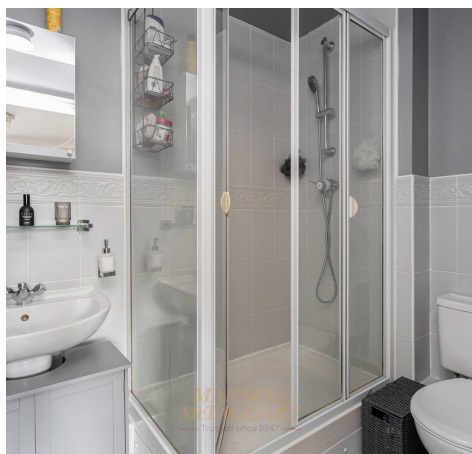
Length of Lease - 98 years remaining (2026)

Annual Ground Rent Amount - £100

Annual Service Charge - £2,150

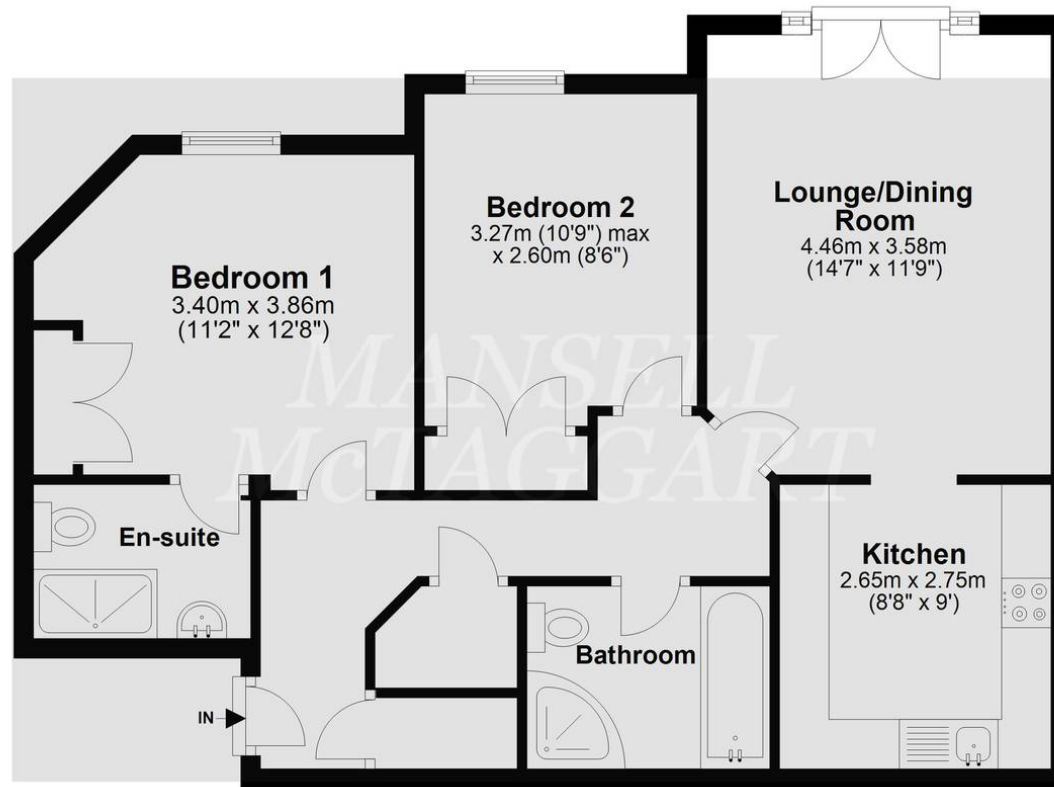
Service Charge Review Period - January

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



Ground Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



Total area: approx. 65.1 sq. metres (701.2 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 purchaser.

Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.