



## Horsham Road, Pease Pottage, Crawley, RH11 9AW

Nestled on Horsham Road in the charming village of Pease Pottage, this delightful semi-detached house offers a unique opportunity for those seeking a characterful home with immense potential. Built in the 1930s, this property has been cherished by the same family for many years and is now ready for a new chapter.

The house features three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The two reception rooms are perfect for entertaining or relaxing, allowing for a warm and inviting atmosphere. While the property is in need of refurbishment, it presents a blank canvas for buyers to create their dream home, tailored to their personal tastes and preferences.

One of the standout features of this property is the generous plot it occupies, which comes with planning approval for extension. This means you can enhance the living space further, making it an even more attractive investment. The large driveway and garage offer convenient parking options, a rare find in many homes today.

Situated in a peaceful village setting, this home benefits from easy access to the M23 motorway, making it ideal for commuters or those wishing to explore the surrounding areas. With no onward chain, this property is ready for a swift sale, allowing you to move in and start your renovation journey without delay.

In summary, this semi-detached house on Horsham Road is an exceptional opportunity for buyers looking to invest in a property with character and potential. With its spacious layout, planning approval for extension, and convenient location, it is sure to attract interest from a variety of buyers. Don't miss your chance to make this house your home.

**£450,000 Freehold**

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- No Onward Chain
- In need of refurbishment throughout
- Driveway for multiple vehicles
- Sold with planning permission for a Single storey porch extension, Double storey side extension and replace single storey rear extension.
- Sought-after Pease Pottage location
- Garage
- 3 Bedroom 1930's semi detached house
- Generous plot with large rear garden
- Easy access to M23 & Gatwick

Hallway

Living Room

13'9" x 9'5" (4.20 x 2.88)

Kitchen

10'11" x 6'0" (3.35 x 1.84)

Utility Room

7'8" x 3'5" (2.35 x 1.05)

Dining Room

15'1" x 10'0" (4.62 x 3.05)

Landing

Bedroom 1

14'2" x 10'4" (4.34 x 3.16)

Bedroom 2

10'7" x 10'3" (3.25 x 3.14)

Bedroom 3

9'4" x 5'10" (2.87 x 1.78)

WC

Bathroom

5'10" x 4'6" (1.78 x 1.38)

Outside

Rear Garden

Garage

Driveway

## Council Tax Band: D





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	