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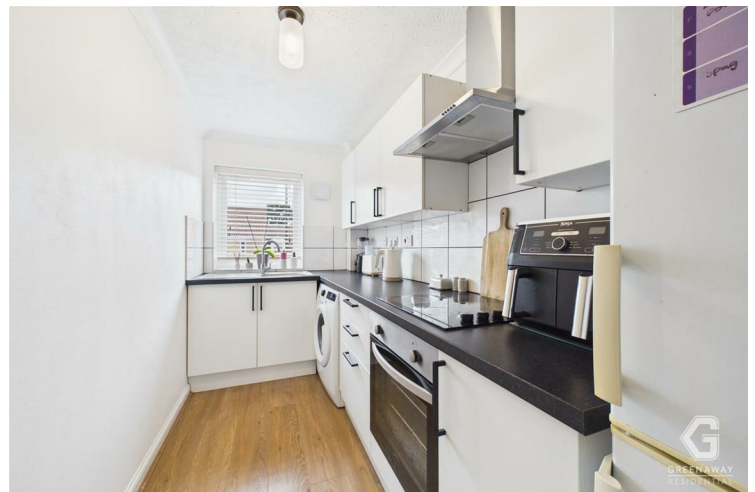
4 RAWORTH CLOSE MAIDENBOWER

£200,000
LEASEHOLD

A beautifully presented one-bedroom first-floor maisonette, offering bright and well-arranged accommodation together with its own private entrance, two allocated parking spaces and a front lawn area.



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- One bedroom first floor maisonette • Private ground floor entrance • Two allocated parking spaces • Front lawn area • Spacious living/dining room • Separate modern fitted kitchen • Double bedroom with built in wardrobe • Modern bathroom with shower over bath

The property is accessed via a private ground-floor entrance, with stairs leading to the first-floor accommodation. The generous living/dining room provides plenty of space for both comfortable seating and a dining area, creating a versatile and welcoming room for relaxing and entertaining, while the separate fitted kitchen features a contemporary range of white units complemented by dark work surfaces and tiled splashbacks, with good storage and preparation space and a window above the sink providing natural light.

The double bedroom is bright and well presented, with plenty of space for bedroom furniture as well as useful mirrored sliding-door wardrobe storage. The property also benefits from the use of a boarded loft, providing valuable additional storage space.

Completing the accommodation is a modern bathroom fitted with a white suite comprising a bath with shower over and glass screen, wash basin and WC, together with a frosted window, heated towel rail and contrasting tiled flooring.

Outside, the property benefits from its own front lawn area along with the convenience of two allocated parking spaces. Further advantages include no service charge and a fixed ground rent for the remainder of the lease, providing welcome certainty over these ongoing leasehold costs.

The maisonette is well positioned for the amenities and transport connections available around Crawley and Three Bridges, with Three Bridges railway station providing access to the wider rail network and direct services to Gatwick Airport. Local schooling includes Three Bridges Primary School and Hazelwick School, both located in Three Bridges. The area also

provides convenient access to the M23 and A23, while London Gatwick Airport is readily accessible for those commuting or working in and around the airport.

Well presented throughout in a fresh and neutral style, this attractive maisonette combines generous living accommodation, a separate kitchen, private entrance, use of a boarded loft, outside space and allocated parking with a well-connected Crawley location. With the additional benefit of no service charge and a fixed ground rent for the remainder of the lease, the property makes an excellent first-time purchase or investment opportunity. Offered for sale by Greenaway Residential Estate Agents Crawley, early viewings are highly recommended to avoid disappointment.

Living/Dining

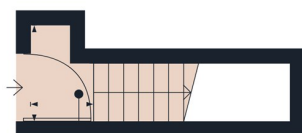
Kitchen

Bedroom



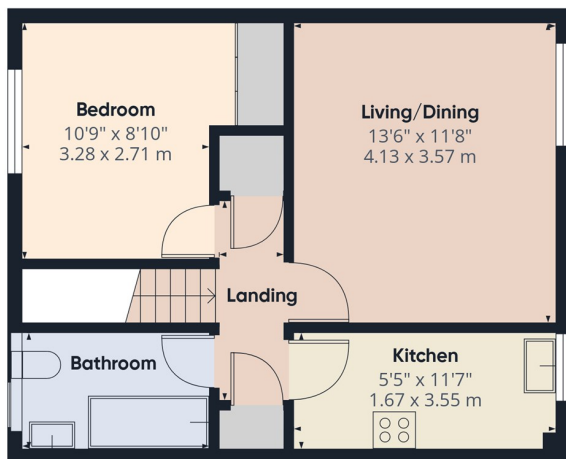
- Convenient for Three Bridges Station & Gatwick Airport • Early viewing recommended via Greenaway Residential Crawley





Entrance
4'7" x 3'1"
1.42 x 0.96 m

Ground Floor



Floor 1

Approximate total area^m

463 ft²
43 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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