





182 HOWLANDS COURT

CRAWLEY, RH10 1AW

£200,000

LEASEHOLD

Beautifully presented two-bedroom, two-bathroom top-floor apartment in sought-after Pembroke Park, with two allocated parking spaces. Close to Three Bridges station.

GREENAWAY RESIDENTIAL

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• Spacious top floor apartment • Two generously sized bedrooms • Principle bedroom with ensuite • Bright open plan living/dining room • Modern fitted kitchen • Two allocated parking spaces plus access to residents (PP) and visitors (V) spaces • Attractive communal gardens • Secure entry system and lift access • Walking distance to Three Bridges train station/Crawley town centre • Sought after Pembroke Park/Commonwealth Drive development





Greenaway Residential Estate Agents Crawley are delighted to offer for sale this beautifully presented and generously proportioned two-bedroom, two-bathroom top-floor apartment, situated within the highly sought-after Pembroke Park development in Three Bridges, Crawley.

Offering spacious, light-filled accommodation, a peaceful and private position overlooking attractive landscaped communal gardens, and the considerable benefit of two allocated underground parking spaces, this impressive apartment represents an excellent opportunity for first-time buyers, professional couples and buy-to-let investors alike. Recently redecorated throughout, with new premium carpets, thick underlay and vinyl flooring, the property is presented in excellent condition and further benefits from an EPC rating of B, lift access and convenient on-site amenities.

The development enjoys a highly convenient location within comfortable walking distance of Three Bridges railway station and Crawley town centre, providing excellent transport connections to London, Brighton and the South Coast. The nearby Fastway bus network offers convenient links throughout Crawley and to Gatwick Airport, whilst the extensive Manor Royal business district is also easily accessible, making this an especially appealing location for commuters and those seeking a well-connected home.

The apartment is accessed via a secure communal entrance with electronic fob access and an entry-phone system, with well-maintained communal areas, internal post boxes and lift access to the upper floors. The property also benefits from a secure underground parking area, with the two allocated spaces conveniently positioned close to the lifts.

Upon entering the property, a welcoming entrance hallway provides access to the principal accommodation, together with useful built-in storage cupboards, including an additional internal storage cupboard and a cupboard housing the hot water cylinder.

The real heart of this delightful home is the impressive open-plan living and dining room, a wonderfully bright and inviting space offering ample room for comfortable lounge furniture alongside a dedicated dining area. Recently redecorated and finished with new premium carpeting, thick underlay and a tasteful neutral colour scheme, this versatile reception room is particularly enhanced by its large, almost floor-to-ceiling windows. These allow an abundance of natural light to flood the interior whilst providing delightful elevated views across the well-maintained communal gardens, mature trees and surrounding development. The apartment's top-floor position and garden-facing outlook create a particularly peaceful and private setting, with the added advantage of no road noise. The open-plan arrangement creates a sociable and practical living environment, ideally suited to both everyday living and entertaining.

Adjoining the reception area is a well-appointed fitted kitchen featuring an attractive range of light wood-effect shaker-style wall and base units, complemented by contrasting dark granite-effect work surfaces and white tiled splashbacks. The kitchen is equipped with a built-in electric oven, a modern induction hob with extractor hood above, and a stainless steel sink with contemporary mixer tap, together with space for a freestanding fridge freezer, washing machine and dishwasher. The seller has advised that kitchen appliances may also be included, subject to agreement, offering additional flexibility for prospective purchasers.

The principal bedroom is an especially impressive feature of the apartment, offering excellent proportions and ample space for a king-size bed and additional bedroom furniture. Finished in a tasteful neutral colour scheme, this bright and comfortable room benefits from a large window overlooking the surrounding development and is complemented by an extensive range of fitted and freestanding wardrobe storage, including attractive mirrored sliding doors which enhance the feeling of space and light. The principal bedroom also enjoys the convenience of a private en-suite shower room, fitted with a glazed shower enclosure, wash hand basin and WC, finished with white wall tiling for a clean and contemporary appearance.

The second bedroom is another well-proportioned double room, currently arranged as a comfortable child's bedroom with extensive wardrobe and shelving storage, but equally suitable as a guest bedroom, nursery or dedicated home office. A large window provides pleasant views across the neighbouring greenery, creating a bright and welcoming atmosphere.

Completing the internal accommodation is a separate family bathroom, fitted with a panel-enclosed bath with shower attachment and glazed shower screen, wash hand basin and concealed-cistern WC, complemented by white tiled walls and contrasting dark floor tiles.

Throughout, the apartment benefits from a light and neutral decorative finish, double-glazed windows and radiator heating. The recent redecoration, new premium carpets with thick underlay and updated vinyl flooring further enhance the property's attractive presentation, creating a comfortable and appealing home with accommodation that is both practical and versatile.

An additional advantage is the property's EPC rating of B, offering an appealing level of energy efficiency for prospective purchasers. The seller advises that the development benefits from communal gas heating and hot water. Fast 5G broadband is also available, with reported speeds exceeding 600 Mbps, making the apartment particularly well suited to home working, streaming and modern connected living.

Externally, the Pembroke Park development is particularly attractive, featuring modern architecture, landscaped communal gardens, established trees, attractive planted areas and pleasant pedestrian walkways, providing an appealing environment for residents to enjoy. The apartment's elevated, garden-facing position allows residents to appreciate these surroundings from the privacy of their own home.

The property also benefits from the considerable advantage of two allocated underground parking spaces, a particularly desirable feature for an apartment in such a convenient location. Situated close to the lifts, the spaces offer practical day-to-day convenience, whilst the seller advises that resident and visitor parking permits are also available, potentially accommodating up to four cars in total, subject to the applicable parking arrangements.

The development offers an excellent range of everyday amenities, including an on-site Tesco Express, children's nursery, dental surgery, barbers and beauty salon. Crawley town centre provides a much wider selection of shops, restaurants, cafés and leisure facilities, whilst the nearby County Mall shopping centre, Three Bridges railway station and excellent road connections via the M23 and A23 further enhance the appeal of this superbly positioned property. Schools, gyms and supermarkets are also conveniently accessible, making the location suitable for a variety of purchasers.

For those considering the practicalities of apartment living, pets are permitted under the lease, subject to its terms and any applicable conditions.

Leasehold information

The seller advises that the property is held on a lease originally granted for 125 years from June 2007, leaving approximately 105 years remaining. The annual ground rent is £250, and the service charge is £2,791 per annum, payable monthly. Prospective purchasers should verify the remaining lease term, ground rent, service charge and any relevant lease provisions through their solicitor and the managing agent.

Combining generous accommodation, two double bedrooms, two bathrooms, a peaceful top-floor garden-facing position, excellent presentation, an EPC rating of B, two allocated underground parking spaces and outstanding transport connections, this is a fantastic opportunity to acquire a spacious and well-maintained apartment within one of Three Bridges' most convenient residential developments.

Early internal viewings are strongly recommended to fully appreciate the size, presentation, peaceful outlook and excellent location of this desirable home. Contact Greenaway Residential Estate Agents Crawley to arrange an appointment and avoid disappointment.

Kitchen/Living/Dining

Bedroom One

Bedroom Two

Looking to sell?

Why not call us to arrange a free, no obligation market appraisal of your property. We are a well established local independent Estate Agent with branches in both Crawley and East Grinstead. Our selling service is strictly on a no sale, no fee basis and we pride ourselves on our industry leading marketing and high levels of customer service.

AML

Should a purchaser(s) have an offer accepted on a property marketed by Greenaway Residential Ltd T/A Greenaway Residential Estate Agents & Lettings Agents, they will need to have their identification checked. The property will not be removed from the market until these checks are successfully completed. This is necessary to meet our legal obligations under the Anti Money Laundering Act 2022 (AML) and is a legal requirement. We use an online service to verify your identity provided by Verify365. The cost of each check is £12 including VAT which is payable in advance, to Greenaway Residential Ltd, for each person (or company) that are disclosed as purchasers on the memorandum of sale. This charge is non-refundable under any circumstances.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

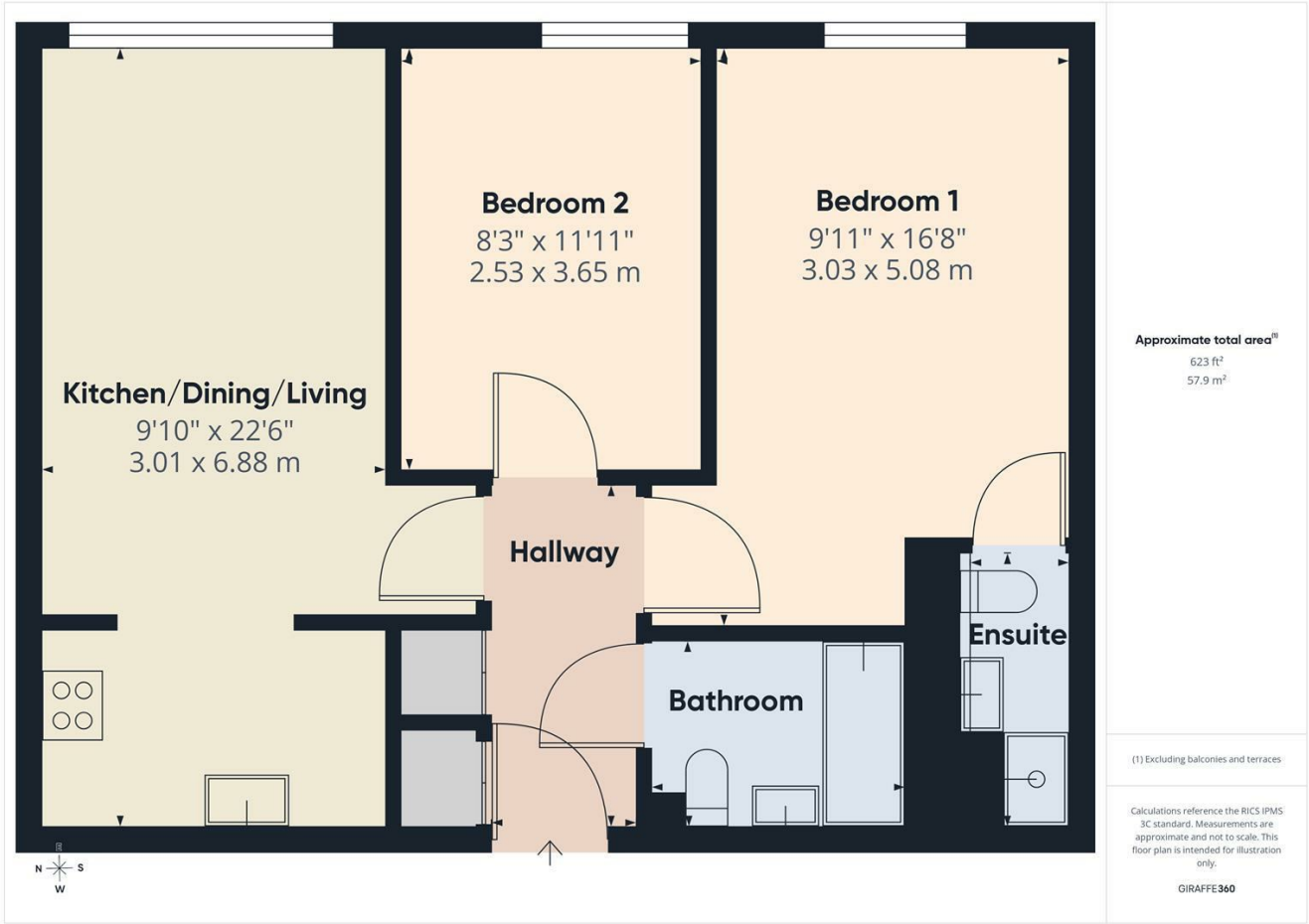
Floor Area – 623.00 sq ft

Tenure – Leasehold

EPC Rating – B







Approximate total area(1)

623 ft²

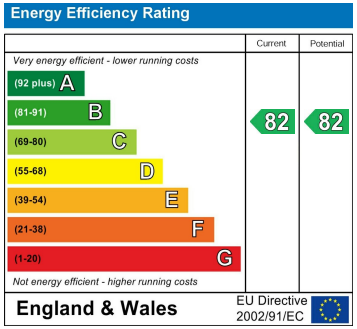
57.9 m²

(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.

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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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