



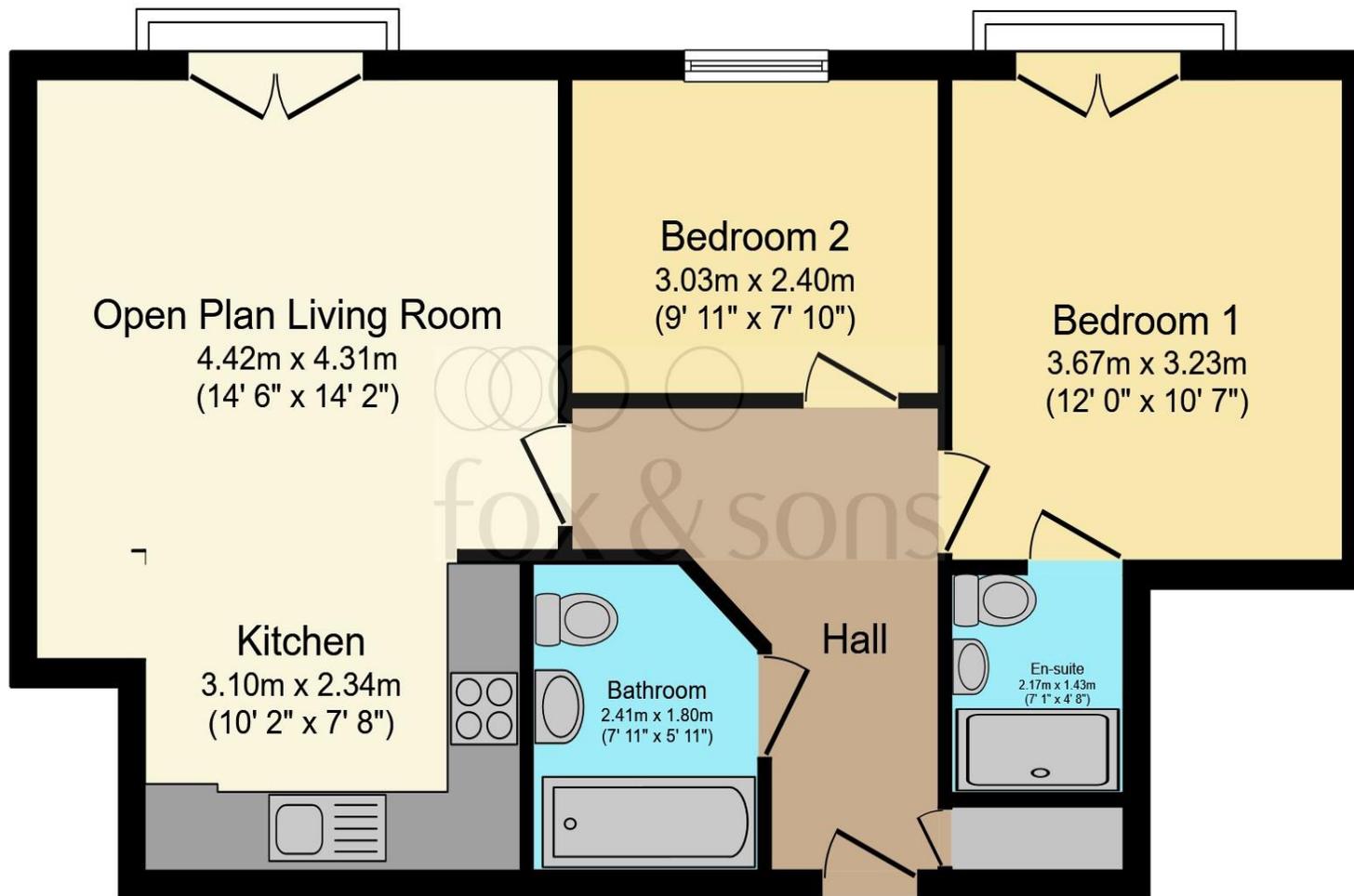
Copeland House Rathlin Road, Crawley RH11 9GA

welcome to

Copeland House Rathlin Road, Crawley

Fox & Sons is delighted to bring to the market this two bedroom apartment in Crawley. The property is located in a gated development and within short walk to Primary and Secondary schools.





Total floor area 59.2 m² (638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Copeland House Rathlin Road, Crawley

- Two Bedroom Second Floor Apartment
- In Need Of Modernisation
- Gated Development
- Open Plan Living Spaces
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£180,000



Property Description

Upon entering, you are welcomed by an entrance hall featuring a useful storage cupboard and access to all rooms, enhancing both functionality and flow throughout the home. The open-plan living room provides a versatile space for relaxation and entertaining. There is ample room for a sofa, a small dining table with chairs, and the double doors open onto a Juliet balcony, allowing plenty of natural light to flood in. The kitchen is well-equipped with a range of fitted wall and base units with work surfaces over. Integrated appliances include an oven and hob, fridge-freezer, and washing machine, combining style with practicality. Both bedrooms are well-proportioned, offering a comfortable retreat. The primary bedroom benefits from its own Juliet balcony and direct access to a private en-suite shower room. The bathroom serves the second bedroom and guests.

This property is ideal for professionals, couples, or small families. Close to Crawley's amenities, transport links, and green spaces.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA109858



Property Ref:
CRA109858 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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