



Connells

Rusper Road  
Crawley



### Property Description

This spacious three double bedroom detached property offers a fantastic opportunity for buyers seeking a comfortable family home with potential for modernisation. Situated in a convenient location on Rusper Road, the property is presented in a clean and tidy condition.

Inside, the property features an inviting entrance porch leading into a welcoming entrance hall. The generous living room provides a cosy space for relaxation, while the separate dining room offers an ideal setting for family meals and entertaining guests. The kitchen is well-sized and provides access to the rear garden, perfect for outdoor dining and leisure.

The ground floor also benefits from a convenient downstairs W.C, adding practicality for everyday living. Upstairs, you'll find three well-proportioned double bedrooms, each offering ample space, a vanity unit to front bedroom and a walk in shower in the bedroom to rear. The family bathroom and a separate W.C provide additional convenience.

Externally, the property boasts driveway parking leading to a garage, ensuring ample parking space. The front garden is neatly maintained, while the rear garden provides a private outdoor area, perfect for gardening or outdoor activities.

Although the property requires general modernisation throughout, its clean and tidy condition makes it an excellent canvas for creating a modern family home. Don't miss this opportunity to put your own stamp on a spacious and versatile property in a desirable location

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Double glazed window to front, laminate flooring.

## Entrance Hall

Storage cupboard, radiator and carpet as laid.

## Cloakroom

Two piece suite comprising of wash hand basin and wc. Laminate flooring.

## Lounge

Double glazed bay window to front, two radiators, feature fireplace and carpet as laid.

## Dining Room

Double glazed window to side, double glazed French doors to rear, radiator and carpet as laid.

## Kitchen

Double glazed window and door to rear, matching wall and base units with worktops over, double oven, electric hob, space for dishwasher and washing machine, radiator and laminate flooring

## Utility Room

Double glazed window to side, storage cupboards, wall mounted boiler and laminate flooring.

## Landing

Frosted double glazed window to side, access to loft, airing cupboard and carpet as laid.

## Bedroom One

Double glazed window to front, built in cupboards, wash hand basin, radiator and carpet as laid.

## Bedroom Two

Double glazed window to front, radiator and carpet as laid.

## Bedroom Three

Double glazed window to rear, shower cubicle, radiator and carpet as laid.

## Bathroom

Double glazed window to rear, bath with shower over and wash hand basin. Radiator and carpet as laid.

## Separate Wc

Double glazed window to rear, wc and laminate flooring.

## External Front Garden

Laid to lawn

## Driveway

Parking for 3/4 vehicles.

## Garage

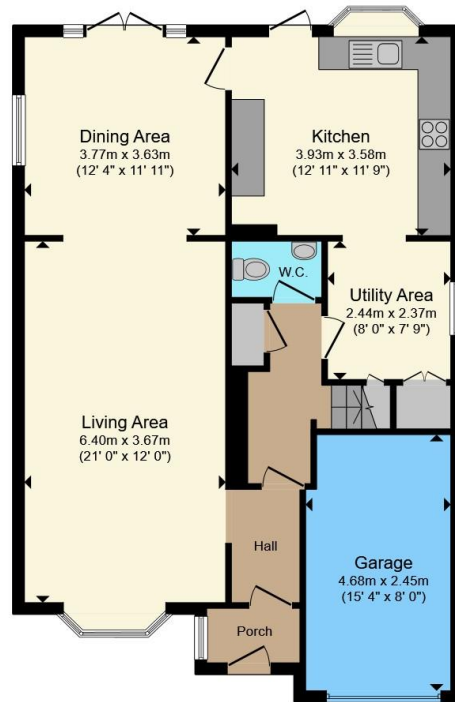
## Rear Garden

Patio area, pond and mainly laid to lawn.

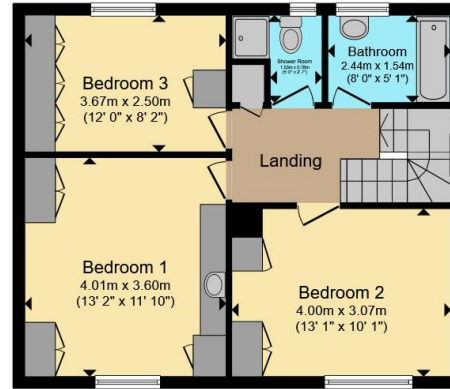








**Ground Floor**



**First Floor**

Total floor area 139.2 m<sup>2</sup> (1,499 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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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57 High Street  
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EPC Rating: C Council Tax Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/CWY410123](http://connells.co.uk/Property/CWY410123)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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