

FREEHOLD



House (EPC Rating: C)

**9 HOLLINGBOURNE CRESCENT, CRAWLEY,
RH11 9QJ**

Price Guide

£370,000



3 Bedroom House located in Crawley

Connect UK is delighted to present this well-maintained three-bedroom semi-detached home on Hollingbourne Crescent, situated in the increasingly sought-after area of Tollgate Hill, Crawley. Offering generous living spaces, practical features, and modern upgrades, this property is ideal for families, first-time buyers, or investors seeking a ready-to-move-into home.

The ground floor welcomes you with a bright and impressively sized lounge, complete with a convenient under-stairs study nook—perfect for working from home or additional storage. A well-proportioned dining room provides a dedicated space for family meals and entertaining. The large kitchen offers excellent functionality, equipped with a gas hob, oven, and plentiful cupboard space throughout.

Upstairs, the property comprises three bedrooms. The main bedroom includes integrated storage, while the second and third single bedrooms offer comfortable space with built-in storage. Additional storage is available via the loft, and the home is serviced by a modern combi boiler.

Externally, the property features a private rear patio with a separate side entrance, ideal for outdoor dining. A garage is included, providing further storage options or parking for a smaller vehicle.

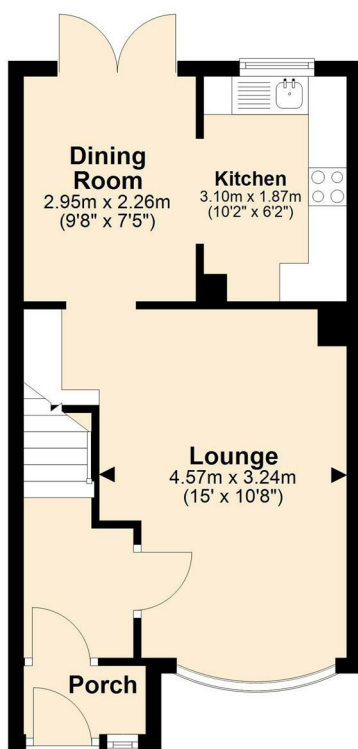
Offered chain free with vacant possession, this home is ready for its next owners to move straight in and enjoy. Located in a growing and well-connected community, Hollingbourne Crescent provides easy access to local amenities, bus routes and major transport links.

Viewings are highly recommended—enquire directly to arrange an appointment.

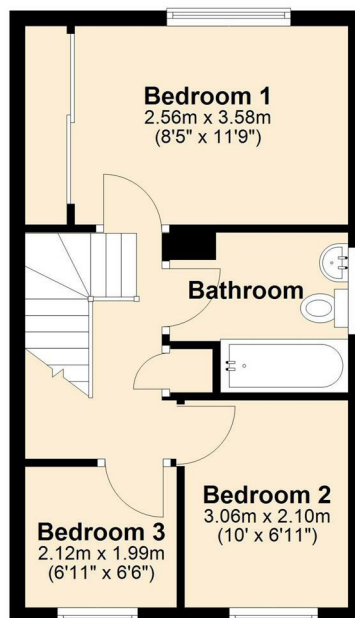


RICHMOND HOUSE - SALES | 105 HIGH STREET, CRAWLEY, WEST SUSSEX, RH10 1DD

Approx. 34.4 sq. metres (369.8 sq. feet)



Approx. 33.7 sq. metres (362.5 sq. feet)



These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

C

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		70	
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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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 are advised to recheck the measurements.