



Landau Close, Pease Pottage, RH11 9GR
£500,000



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SELLING HOMES
IN BRIGHTON
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SINCE 2002

Landau Close, Pease Pottage, RH11 9GR

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A well-presented semi-detached three-bedroom, two-bathroom family home, situated in a popular residential location in Pease Pottage. Built in 2016, the property offers spacious and modern accommodation throughout, together with a good-sized rear garden, garage and off-road parking.





Further Information

This fantastic property is approached via a private driveway leading to the garage and front entrance. On the ground floor, there is a bright and spacious living room, a modern kitchen/dining room with ample space for entertaining, large storage cupboard, and a convenient cloakroom. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

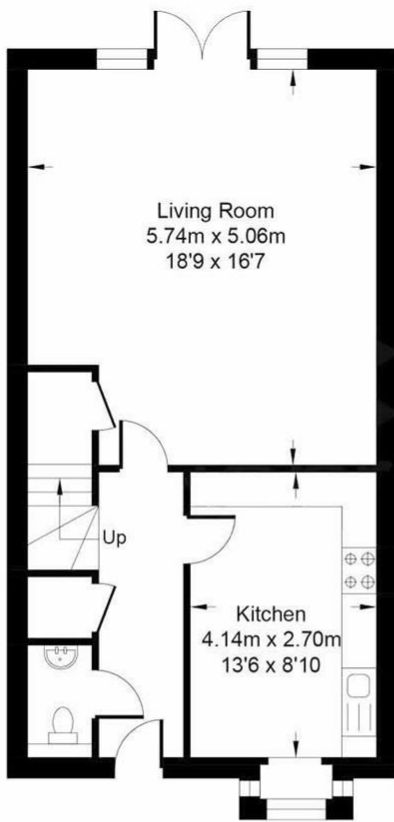
To the rear, the property benefits from a good-sized garden providing an excellent outdoor space for relaxing and entertaining. Further benefits include a garage with up-and-over door and private driveway parking. Early viewing is highly recommended.

Landau Close is situated within the popular village of Pease Pottage, on the southern edge of Crawley. The area offers a range of local amenities, including shops, cafés and a primary school, while Crawley town centre provides a wider selection of shopping, leisure and transport facilities. The property is ideally located for commuters, with excellent access to the A23 and M23, providing convenient links to Gatwick Airport, Brighton, London and the surrounding areas.

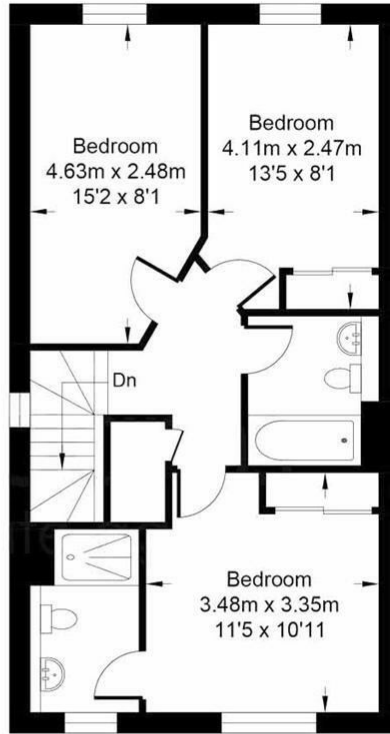


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GROUND FLOOR



FIRST FLOOR

Landau Close

Approximate Area = 1094 sq ft / 101.6 sq m

Total = 1094 sq ft / 101.6 sq m

For identification only - not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(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	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.