



**Connells**

Heath Court Station Road  
Crawley Down



### Property Description

A well-presented first floor flat offering bright and spacious accommodation throughout. The property features two generous double bedrooms and a large open plan living, dining, and kitchen area-ideal for modern living. The kitchen is well appointed with a range of fitted units.

The welcoming hallway benefits from a large storage cupboard, providing a practical space.

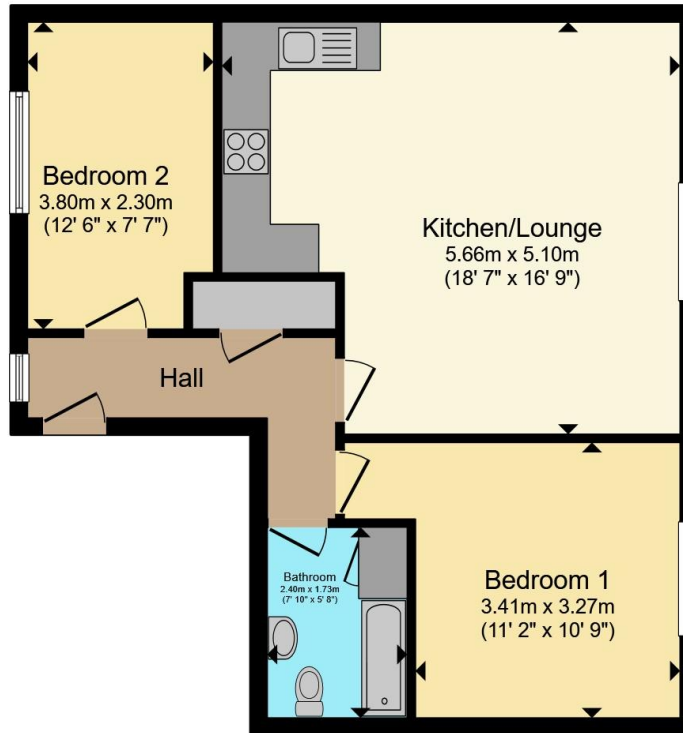
Further benefits include an allocated parking space and a convenient location in the sought-after village of Crawley Down, providing easy access to local amenities and excellent transport links to neighbouring towns.











Total floor area 58.4 m<sup>2</sup> (629 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

**T 01342 717 727**  
**E [cophorne@connells.co.uk](mailto:cophorne@connells.co.uk)**

4 Copthorne Bank  
 COPTHORNE RH10 3QX

EPC Rating: C Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 175.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/COP404332](http://connells.co.uk/Property/COP404332)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, 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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