



The Squires, Pease Pottage

In Excess of £350,000

**MANSELL
McTAGGART**
Trusted since 1947





- Two double bedrooms
- Downstairs cloakroom
- Private rear garden
- Allocated parking spaces for 2 cars
- Location of Pease Pottage, close to Crawley and Horsham town centres, local transport links, popular schools and local amenities
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A well-presented two-bedroom mid-terrace family home. The property is in the convenient location of Pease Pottage, close to Crawley and Horsham town centres, local transport links, popular schools and local amenities.

Upon entering the property, you are greeted with a spacious entrance hall, with plenty of space for shoes and coats with doors leading to the cloakroom, kitchen, living room and stairs ascending to first floor.

In the cloakroom, there is a low-level WC, wash hand basin and window to front.

The kitchen comprises of a range of wall and base units, sink unit, space for white goods and window to front.

The living/dining room is of a good size with space for family furniture with access to the private rear garden.





Heading upstairs, you have a spacious landing with access to both bedrooms, family bathroom and loft.

Bedroom one is to the front of the property and is of excellent proportions, with space for a king size bed and ample space for freestanding furniture and also benefits from fitted wardrobes.

Bedroom two is toward the rear and is a further good-sized room. There is space for a single bed and space for freestanding furniture.

The bathroom comprises of a full-length panelled bath with shower unit over, low level WC and wash hand basin.

Outside the property, to rear you have a well-proportioned private garden which is mainly laid to lawn with a patio area abutting the property and decking at the rear.

Agents Note

There is an annual service charge of £160. This information should be confirmed by your solicitor.



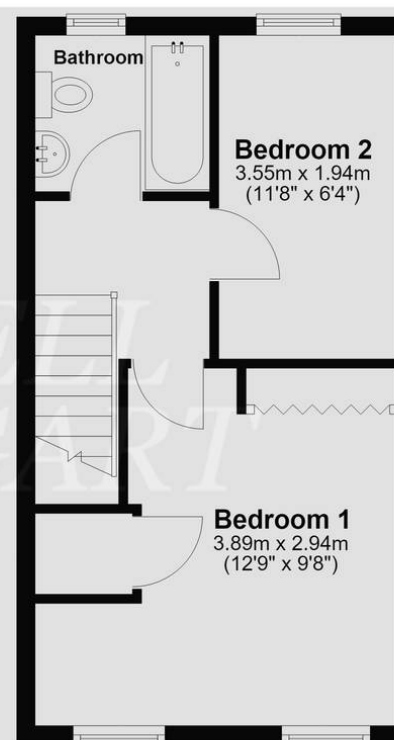
Ground Floor

Approx. 29.6 sq. metres (318.9 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 59.3 sq. metres (638.0 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.