



Caburn Court, Southgate West, Crawley, RH11 8ST

Welcome to this charming two-bedroom flat located on the second floor of Caburn Court in Crawley. Spanning an impressive 657 square feet, this property is in good order throughout, making it an excellent choice for first-time buyers or those seeking a convenient and comfortable living space.

As you enter, you will find a well-appointed reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features a refitted kitchen, which is both modern and functional, providing ample space for culinary pursuits. The contemporary bathroom has also been thoughtfully updated, ensuring a fresh and stylish environment.

The property benefits from double-glazed windows, enhancing energy efficiency and providing a peaceful retreat from the hustle and bustle of daily life. With two spacious bedrooms, there is plenty of room for personalisation, whether you envision a serene sleeping area or a productive home office.

Situated close to Crawley town centre and the railway station, this flat offers excellent transport links and easy access to a variety of local amenities, including shops, restaurants, and recreational facilities. The absence of a chain means that this property is ready for you to move in without delay.

In summary, this delightful flat at Caburn Court presents a fantastic opportunity for those looking to establish themselves in a vibrant community. With its modern features and prime location, it is not to be missed.

£190,000 Leasehold

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- No Chain
- Modern Bathroom
- Service Charge £805pa Ground Rent £10pa
- 2 Bedroom 2nd Floor Flat
- Gas fired heating to Radiators
- Refitted Kitchen
- Lease 82 Years remaining

Entrance Hall

Living Room Open plan to Kitchen
22'4" x 11'10" (6.81 x 3.61)

Bedroom 1
11'8" x 9'10" (3.58 x 3.01)

Bedroom 2
9'9" x 6'8" (2.98 x 2.04)

Bathroom

Outside

Communal Gardens

Brick Built Storage Shed

Council Tax Band: B





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	