

Connells

Sandringham Road
CRAWLEY

# Sandringham Road
# CRAWLEY RH11 9NF

for sale guide price
**£250,000-£275,000**







## Property Description

Situated in a popular residential location, this well-presented two-bedroom mid-terrace home offers bright and spacious accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The ground floor comprises an entrance porch leading into a generous living/dining room, providing ample space for both relaxation and entertaining. To the rear, the modern fitted kitchen features a range of contemporary wall and base units, integrated fridge/freezer and dishwasher, generous worktop space and access to the rear garden.

Upstairs, the property offers two well-proportioned double bedrooms and a family bathroom, all presented in good decorative order throughout.

Externally, the property benefits from a low-maintenance rear garden with a newly laid porcelain patio, providing an ideal space for outdoor dining and entertaining with minimal upkeep required. The rear gate provides direct access to a private parking space. Conveniently situated on Sandringham Road, the property is well placed for local shops, schools and everyday amenities. Excellent transport links are available nearby, with regular bus services operating within walking distance and easy access to Crawley town centre, Crawley railway station, Gatwick Airport and the M23. Combining practical living space with a convenient location, this attractive home is ready to move straight into and would suit a variety of buyers.

## Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was officially declared as a New Town and now has 14 neighbourhoods.

The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







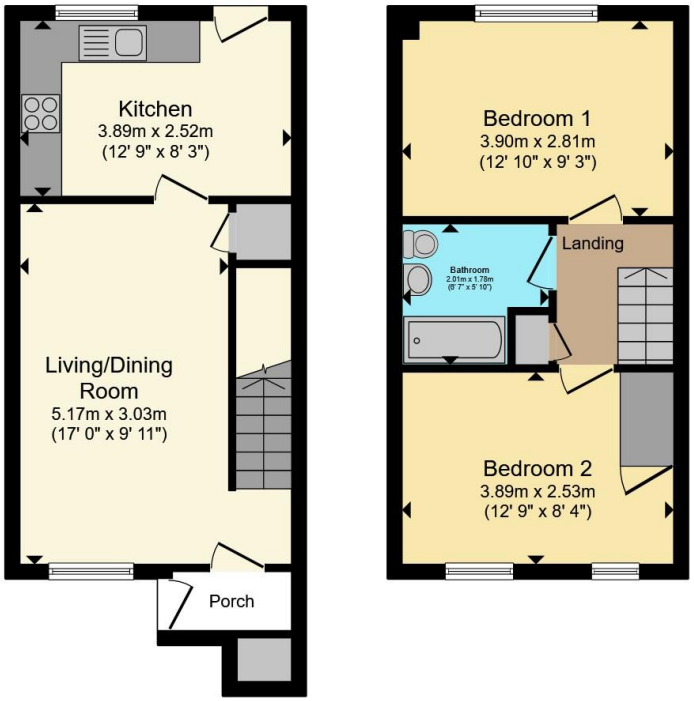













**Ground Floor** **First Floor**

Total floor area 61.1 m² (658 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

Connells

To view this property please contact Connells on

**T 01293 515 444**
**E crawley@connells.co.uk**

57 High Street
CRAWLEY RH10 1BQ

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/CWY410340**

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.