



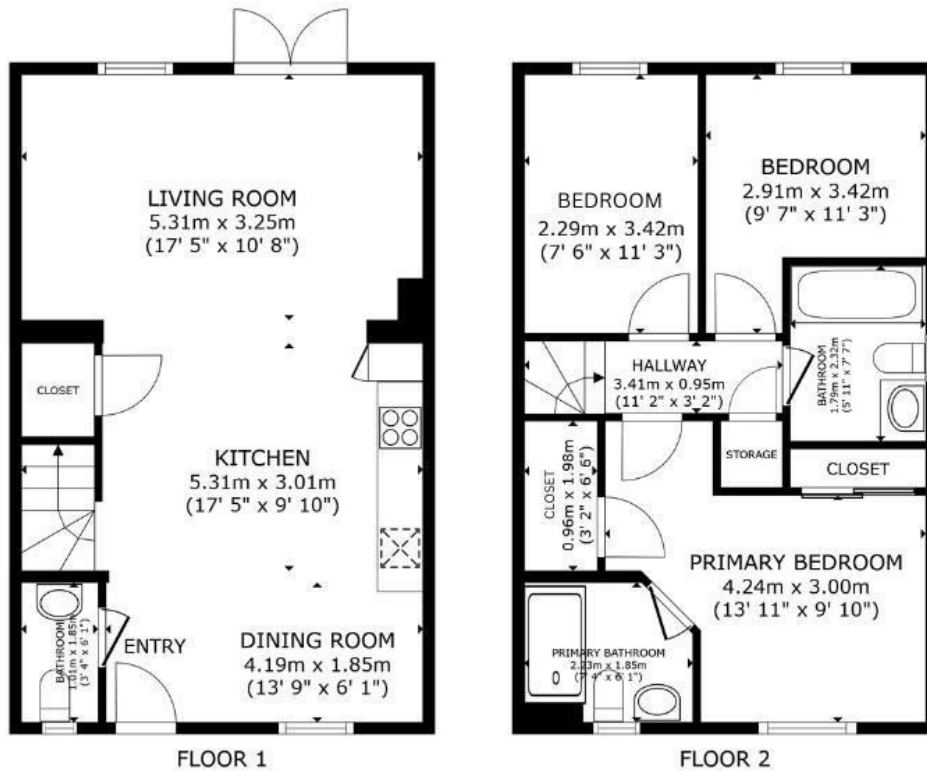
**64 BELLEVUE FARM ROAD**  
CRAWLEY, RH11 9GU

**£475,000**  
FREEHOLD

Eltons are delighted to present to the market this immaculate three bedroom, two bathroom semi detached property located on the highly in demand Woodgate development in Pease Pottage

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GROSS INTERNAL AREA  
 FLOOR 1 45.4 m<sup>2</sup> (489 sq.ft.) FLOOR 2 45.4 m<sup>2</sup> (489 sq.ft.)  
 TOTAL : 90.8 m<sup>2</sup> (977 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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