

Sunnymead, West Green, Crawley, RH11 7DU

Nestled in the charming area of Sunnymead, West Green, this delightful two-bedroom first floor flat offers a perfect blend of comfort and modern living.

Upon entering, you will find a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The two generously sized double bedrooms provide ample space for relaxation and rest. The property boasts a refitted modern kitchen, ideal for those who enjoy cooking and entertaining. The contemporary shower room has also been thoughtfully updated, ensuring convenience and style.

Additional features include double glazing throughout, which enhances energy efficiency, and gas heating to radiators, providing warmth during the cooler months. Step outside to enjoy a lovely balcony, perfect for sipping your morning coffee or unwinding after a long day. There is also a useful outside brick store, offering extra storage space.

Located within walking distance of the town centre, this property benefits from easy access to a variety of shops, restaurants, and local amenities. This house is an excellent opportunity for first-time buyers or those looking to downsize, combining modern comforts with a prime location. Do not miss the chance to make this lovely home your own.

£235,000 Leasehold

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- 2 Double Bedroom 1st Floor Flat
- Extremely well presented
- No Chain
- Refitted Kitchen
- Balcony
- Ground Rent £10pa Service Charge £pa
- Refitted Shower Room
- Walking Distance to Town Centre
- Remaining Lease 172 Years

Entrance Hall

Living Room

19'3" x 10'9" (5.88 x 3.28)

Refitted Kitchen

9'1" x 6'2" (2.77 x 1.90)

Bedroom 1

11'6" x 10'6" (3.53 x 3.22)

Bedroom 2

10'11" x 8'9" (3.35 x 2.67)

Refitted Shower Room

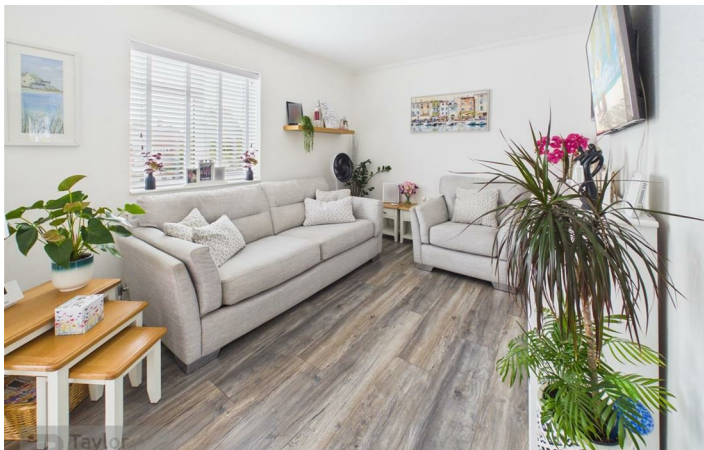
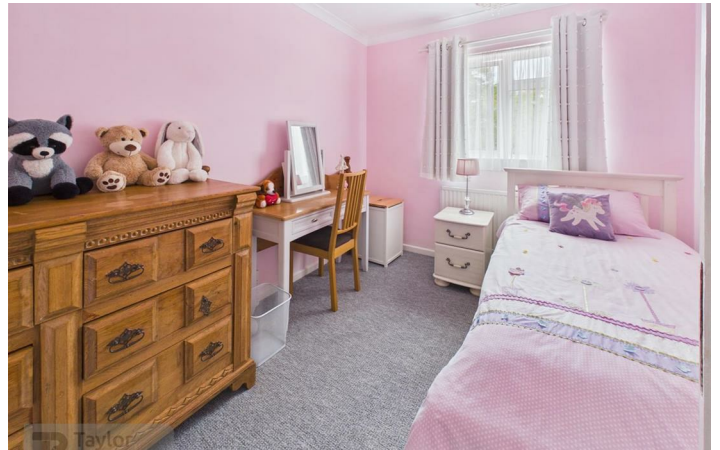
Balcony

Outside

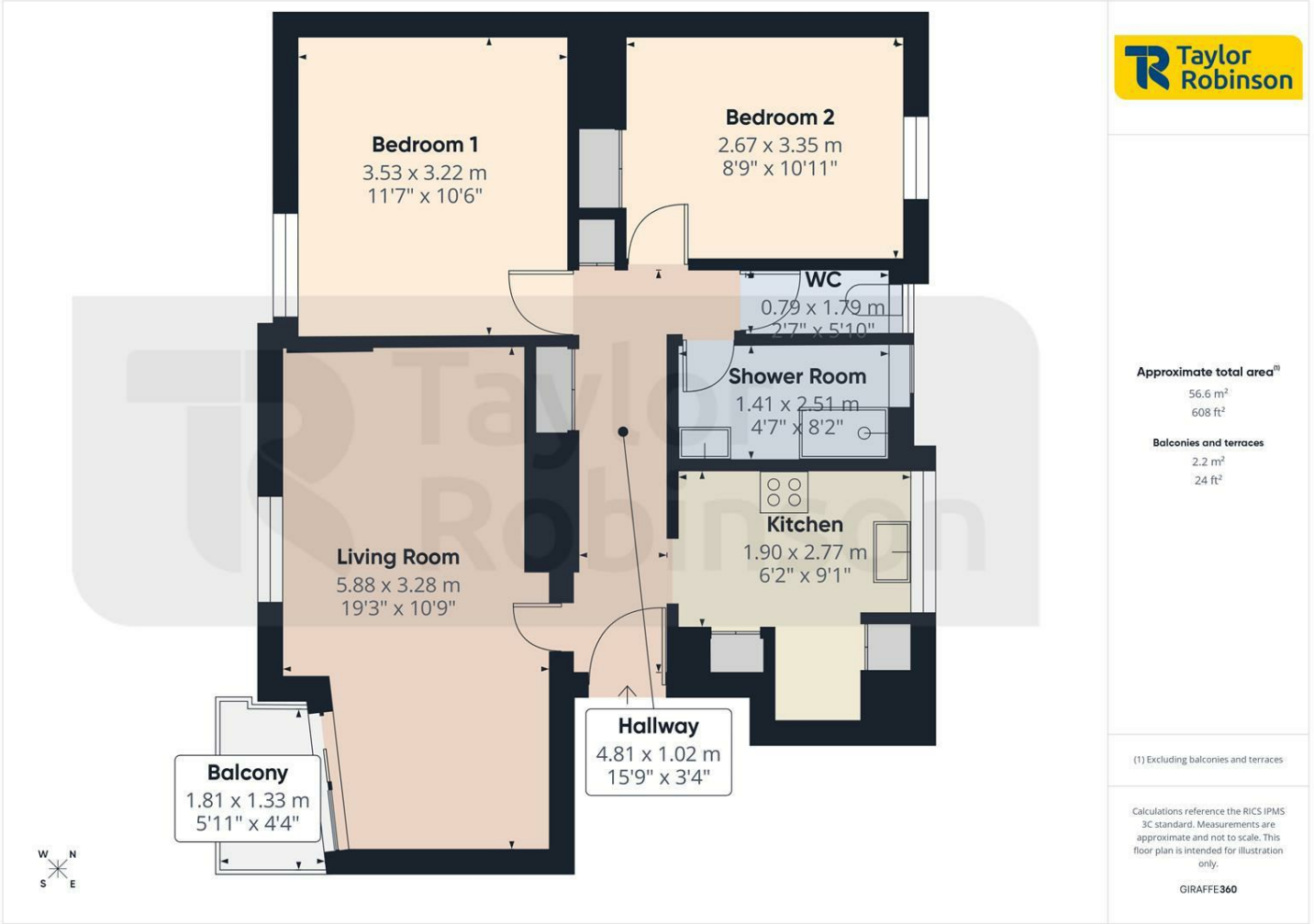
Brick built shed

Council Tax Band: B





Floor Plan



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