



## Durham Close, Tilgate, Crawley, RH10 5JX

Welcome to this charming and exceptionally spacious one-bedroom ground floor maisonette, nestled in the highly sought-after area of Tilgate, Crawley. This delightful property boasts a well-presented interior, making it an ideal choice for those seeking comfort and convenience.

As you enter, you will be greeted by a generous reception room that offers ample space for relaxation and entertaining. The maisonette features a large double bedroom, providing a peaceful retreat for rest and rejuvenation. The bathroom is well-appointed, ensuring all your needs are met.

One of the standout features of this property is the expansive enclosed private garden, perfect for enjoying the outdoors, hosting gatherings, or simply unwinding in a tranquil setting. Additionally, there is a brick-built storage shed that can serve as a utility room, providing extra space for your belongings or hobbies.

Situated close to the picturesque Tilgate Park, residents can enjoy the beauty of nature right on their doorstep. This location is ideal for those who appreciate outdoor activities, leisurely walks, and the vibrant community that Tilgate has to offer.

This older maisonette combines character with modern living, making it a wonderful opportunity for first-time buyers or those looking to downsize. With its desirable location and impressive features, this property is not to be missed. We invite you to come and experience the charm of this lovely maisonette for yourself.

***Offers In Excess Of £200,000 Leasehold***

# Durham Close, Tilgate, Crawley, RH10 5JX



- Large 1 Bedroom Ground Floor • Large Enclosed Private Garden • Modern Kitchen Maisonette
- Radiator Heating • Double Glazed Windows • Close to Tilgate Park

Entrance Hall

Living Room

14'6" x 9'11" (4.43 x 3.04)

Kitchen

11'0" x 5'2" (3.36 x 1.59)

Bedroom

11'3" x 11'0" (3.44 x 3.36)

Bathroom

Utility Room

Outside

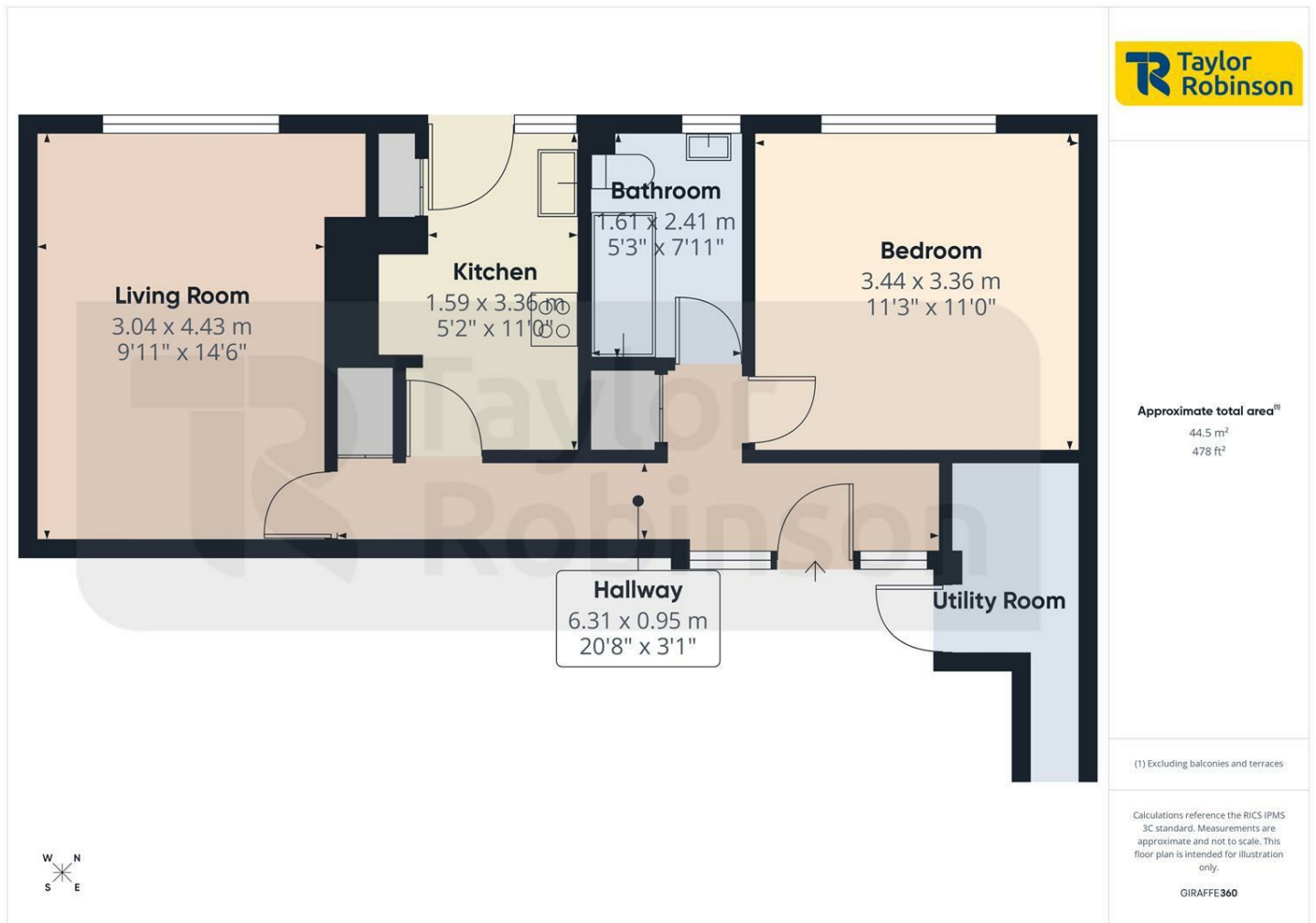
Rear Garden

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	