



Barn Close, Pound Hill, Crawley, RH10 7PE

Nestled in the desirable Pound Hill area of Crawley, this modern two-bedroom coach house offers a perfect blend of comfort and convenience. The property features a spacious open-plan kitchen, dining, and living area, creating an inviting space ideal for both relaxation and entertaining.

With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking extra space. The two bathrooms provide added convenience, ensuring that morning routines run smoothly.

One of the standout features of this property is the private rear garden, a delightful outdoor space where you can unwind or enjoy al fresco dining during the warmer months. Additionally, the garage comes with an extra store room, providing ample storage for your belongings or the perfect space for hobbies.

This coach house is not only modern in design but also situated in a sought-after location, making it an excellent choice for those looking to settle in a vibrant community. With its appealing features and prime location, this property is sure to attract interest. Don't miss the opportunity to make this charming coach house your new home.

£325,000 Freehold

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- Two-bedroom coach house in the sought-after Pound Hill area
- Garage with additional store room
- Main bedroom with en-suite shower room
- Estate Management charge £200 PA
- Spacious open-plan kitchen, dining and living area
- Parking space
- Conveniently located for local shops, schools and amenities
- Private rear garden
- Close proximity to Three Bridges railway station
- Excellent transport connections via Three Bridges station and the M23 motorway

Entry

Store Room

Stairs to Landing

Private Rear Garden

Landing

Parking Space

21'0" x 3'8" (6.41 x 1.13)

Open plan Kitchen / Dining / Living
17'8" x 11'6" (5.41 x 3.52)

Bedroom 1

11'0" x 9'9" (3.37 x 2.98)

En-Suite

5'7" x 5'3" (1.71 x 1.61)

Bedroom 2

10'9" x 9'7" (3.29 x 2.94)

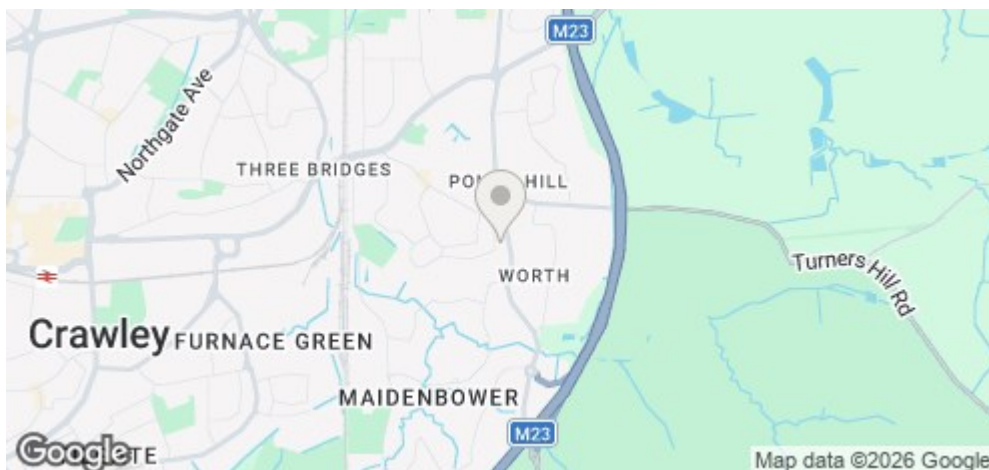
Bathroom

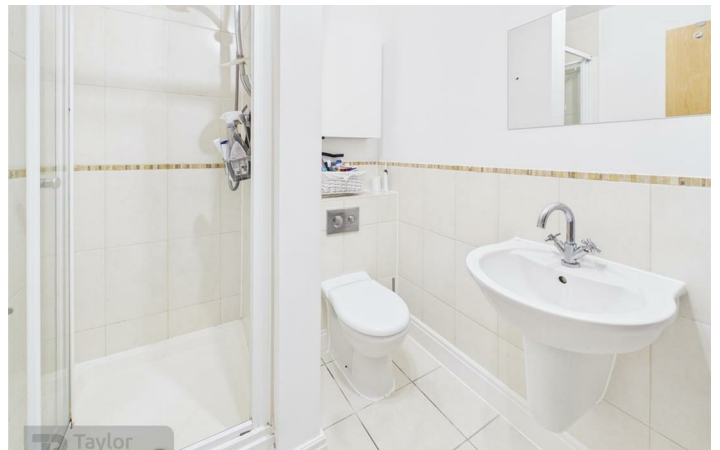
6'11" x 5'5" (2.12 x 1.66)

Garage

17'11" x 8'10" (5.47 x 2.71)

Council Tax Band: C





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.

Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE

Tel: 01293 552388

Email: sales@taylor-robinson.co.uk

www.taylor-robinson.co.uk

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	