

Guide Price £260,000 - £280,000 **Leasehold** **T: 01293 531721**

Barn Close, Pound Hill, Crawley, RH10

2 | 1 | 2 | Y | Y | 0.8 Miles

Moore&Partners

SET WITHIN SMALL DEVELOPMENT JUST OFF OF THE BALCOMBE ROAD, IS THIS WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. WITH TWO BATHROOMS, SMALL PATIO AREA, ALLOCATED PARKING AND ONLY 0.8 MILES FROM THREE BRIDGES STATION, A VIEWING IS A MUST.

On entering the property you are greeted with a generous sized L shaped hallway, which provides access to all rooms. The hallway offers up two storage cupboards allowing plenty of space to house shoes and coats. The lounge/diner is located at the end of the hallway, it has double aspect windows, allowing in plenty of light. To one end double glazed patio doors open up onto a small patio area that then flows into the communal gardens. To the opposite end of the lounge, sliding double doors open up into the kitchen/diner. The kitchen/diner is a spacious room, allowing for a range of base and eye level units, as well as 4 four-seater table & chairs. The kitchen has an integrated dishwasher, gas hob and electric oven with further space for a free-standing fridge freezer and washing machine.

The master bedroom is a good-sized double room, with a double built in wardrobe, space for a king-sized bed and additional furniture. The adjacent en suite comprises a double shower cubicle, wash hand basin and low-level w/c. Bedroom two is also a double room with a double built in wardrobe, there is space for a double bed and additional furniture. The main bathroom is fitted with a bath and hand-held shower over the top, wash hand basin and low level w/c.

Outside the property benefits one allocated parking space, there is an additional visitor parking space and on road spaces on a first come first serve basis. There are communal gardens, but mainly the current owner and his tenants have made great use of the patio area in the summer months.





Room Details

Ground Floor

Entrance Hallway	
Lounge	14'8" x 10'4" (4.47m x 3.15m)
Kitchen/Diner	18'1" x 8'5" (5.51m x 2.57m)
Bedroom One	11'1" x 9'7" (3.38m x 2.92m)
En suite	7'3" x 5'6" (2.21m x 1.68m)
Bedroom Two	9'9" x 8'8" (2.97m x 2.64m)
Bathroom	7'1" x 5'6" (2.16m x 1.68m)

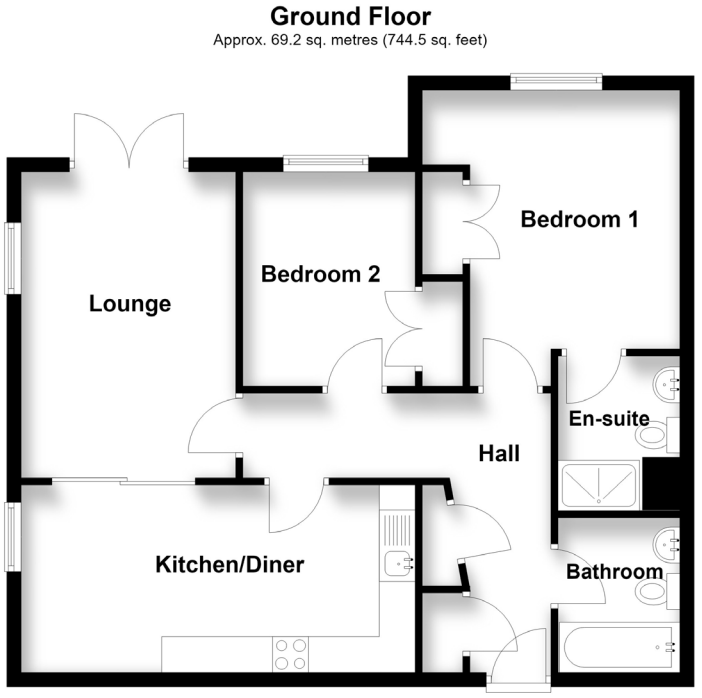
Outside

Patio Area

Communal Garden

Allocated Parking

Lease	110 Years
Ground Rent	£350 p/a
Service Charge	£2,500 p/a



Total area: approx. 69.2 sq. metres (744.5 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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