



Busy Bees Halt, Pease Pottage
£400,000

**MANSELL
McTAGGART**
Trusted since 1947





- NO ONWARD CHAIN
- Semi-detached home
- Two double bedrooms
- Located within the popular Woodgate development of Pease Pottage
- Open plan modern living downstairs
- Downstairs W.C.
- Off road parking
- Remainder of NHBC warranty
- Council Tax Band 'C' and EPC 'B'

A well-presented two double bedroom semi-detached home on the highly sought after Woodgate development in Pease Pottage. The property occupies a generous plot with driveway parking to the side and is offered with no onward chain.

Upon entry to the house, you are immediately welcomed by the open plan living accommodation comprising a kitchen, dining and living area with windows to front and French doors opening directly onto the rear garden allowing natural light to flow through from front to back. The kitchen has a central island providing additional work top space and further units beneath with integrated appliances including electric oven with ceramic hob and stainless steel extractor hood over, dishwasher and a fridge/freezer. There is ample space for a dining table and chairs at one end with further space for living room furniture to the rear, enjoying the views of the rear garden. In addition, there is a useful understairs storage cupboard. Completing the downstairs is a cloakroom comprising a low level WC, wash hand basin and opaque window to front.





Heading upstairs, the first-floor landing offers access to both bedrooms, family bathroom as well as the loft and airing cupboard.

Both bedrooms are double rooms, overlooking the front and rear respectively, both with almost floor to ceiling length windows. The family bathroom is fitted in a modern and contemporary white suite comprising a panel enclosed bath with wall mounted shower unit and glass shower screen, low level WC, wall mounted wash hand basin and opaque window.

Outside, there is a small front garden with footpath to front door and a lengthy, private driveway to side allowing parking for at least two vehicles. A side gate provides access to the rear garden, all enclosed by wooden panel fencing.

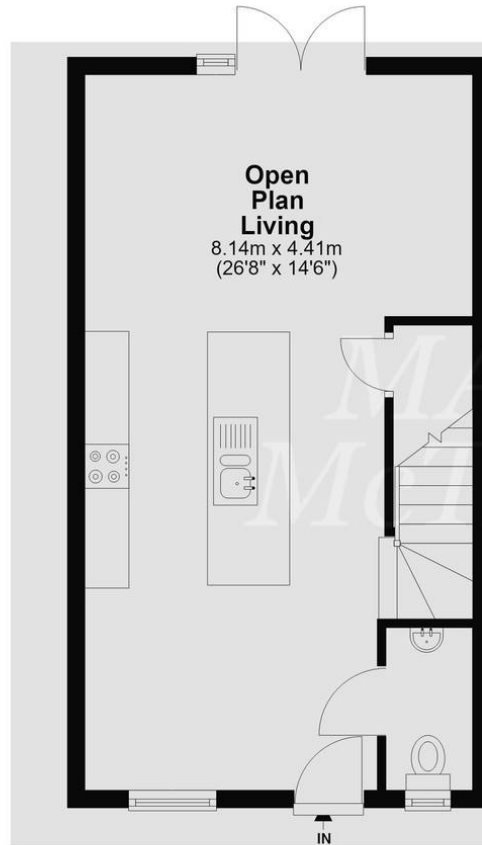
Agents Note

There is an annual service charge of £475.38. This information should be confirmed by your solicitor.



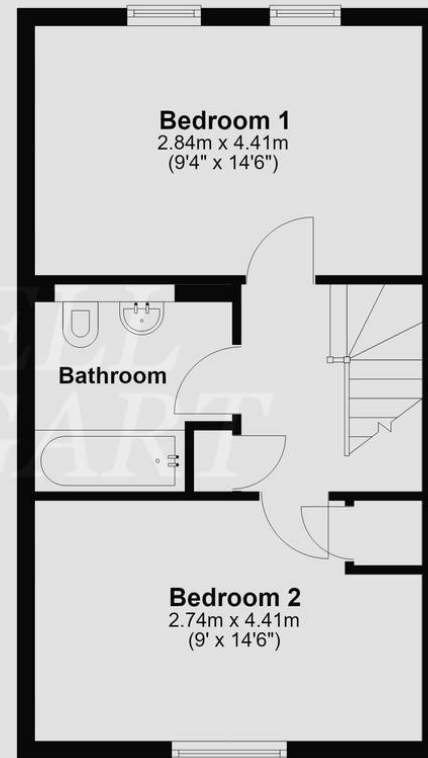
Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 71.8 sq. metres (772.9 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.