



## Hollingbourne Crescent, Tollgate Hill

Guide Price £300,000 – £325,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- Two double bedroom staggered terrace house
- Living/dining room, kitchen/breakfast room with door to garden
- Low maintenance private rear garden with rear access
- Garage en-bloc
- Improvements including replacement doors and windows, recarpeted throughout
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This attractive a spacious two double bedroom staggered terrace home is an ideal first time buy, conveniently situated in the popular residential area of Tollgate Hill and offered to the market with NO ONWARD CHAIN.

Steps lead to the front door which opens on to an entrance porch, with a handy storage unit housing the meters and fuseboard. The living room is bright and spacious, with a feature box bay window to the front. At the rear of the property, the kitchen/breakfast room is fitted with a range of wall and base units, a stainless steel sink drainer unit is set in worktops beneath a window to the rear, there is an integrated electric oven with gas hob and extractor over, space and plumbing for a washing machine, and space for a free standing fridge freezer. The central heating boiler is wall mounted, there is a door to the rear garden and plenty of room for a dining table and chairs. An additional cupboard provides useful shelving.



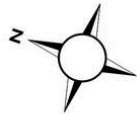


Stairs from the living room lead to the first floor landing, giving access to a storage cupboard and the part-boarded loft. Bedroom one is a good size double room with a built-in cupboard and pleasant outlook over the rear garden. Bedroom two is a further double room with a window to the front. The family bathroom is fitted with a white suite comprising low level WC, wash hand basin and panel bath with shower attachment. There is a wall mounted heated towel rail, extractor fan, tiled walls and vinyl flooring.

Outside, the house is set back from the road with a front garden that is laid to lawn. The private rear garden has a patio abutting the rear of the property, the remainder laid to artificial turf with a garden shed, outside tap and gated rear access. The garage en-bloc can be found here, with an up and over door and the roof having been renewed by the current owners.

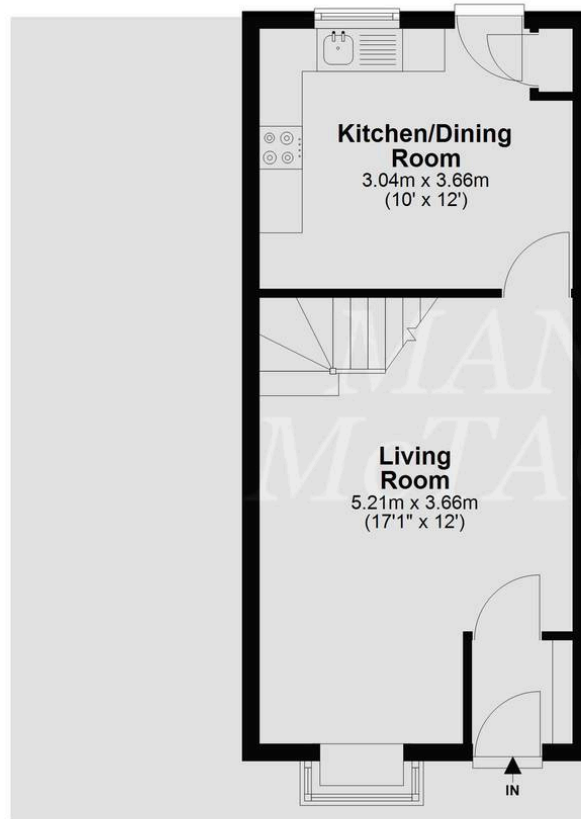
This ideal first home benefits from a convenient location in the sought-after area of Tollgate Hill. There is easy access to Crawley town centre, local schools and amenities, while commuters will appreciate being in easy reach of the A23/M23 commuter routes to London, Gatwick and Brighton. The property is offered with NO ONWARD CHAIN so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.





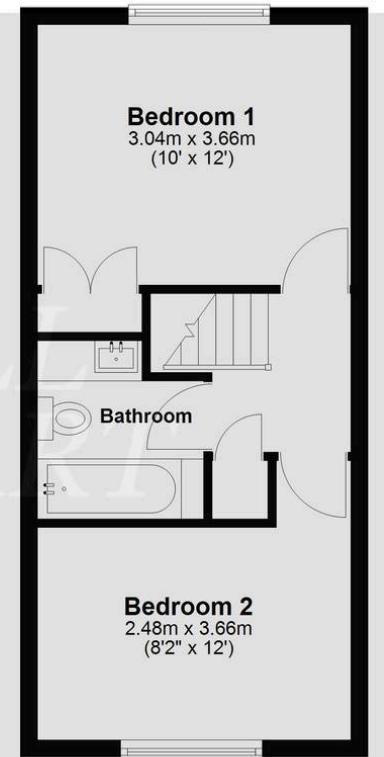
### Ground Floor

Approx. 30.8 sq. metres (331.5 sq. feet)



### First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



Total area: approx. 61.5 sq. metres (661.6 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

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