



Gorse Close, Broadfield, Crawley, West Sussex, RH11 9QP

£220,000

- One bedroom end of terrace house
- Dual aspect lounge
- Ideal first time home
- Fitted kitchen with built in oven & hob
- Dual aspect bedroom
- Viewing highly recommended
- Small side garden
- Two allocated parking spaces
- EPC rating C

Property Description

Homes Partnership is delighted to offer for sale this one bedroom end of terrace house, located in the residential neighbourhood of Broadfield. The property is bright and airy throughout with dual aspect rooms. The ground floor comprises a dual aspect lounge with windows to the front and side aspect and a fitted kitchen with built in oven and hob. On the first floor there is a dual aspect, double bedroom with a built in storage cupboard and a bathroom fitted with a white suite. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside there is a small, enclosed garden to the side of the property with artificial grass and decking. There are also two allocated parking spaces. With good transport links to the A23 /M23 connecting the area to both London and the South coast, in our opinion this would be a great first time purchase and we would urge a viewing to see if this would suit your needs.

CANOPY PORCH Front door opening to:

LOUNGE 13' 1" x 10' 8" (3.99m x 3.25m) approximate. Stairs to the first floor. Radiator. Dual aspect with windows to the front and side aspect. Opening to:

KITCHEN 9' 11" x 5' 6" (3.02m x 1.68m) approximate. Fitted with a range of wall and base level units incorporating a single bowl, single drainer stainless steel sink unit with mixer tap. Built in oven and hob with filter hood over. Space for fridge / freezer and washing machine. Breakfast bar. Under stair storage cupboard. Window to the side aspect.

FIRST FLOOR LANDING Stairs from the lounge. Hatch to loft space. Doors to bathroom and:





BEDROOM 13' 1" x 9' 9" (3.99m x 2.97m) approximate. Radiator. Over stair storage cupboard. Dual aspect windows to the front and side aspect.

BATHROOM Fitted with a white suite comprising a bath with over head shower and hand held attachment, low level WC and a wash hand basin. Radiator. Opaque window to the side aspect.

OUTSIDE

GARDEN There are paving slabs to the front of the property with gated access to an enclosed side garden with paving, artificial grass and decking. Enclosed by fence.

ALLOCATED PARKING There are two allocated parking spaces.

USEFUL INFORMATION

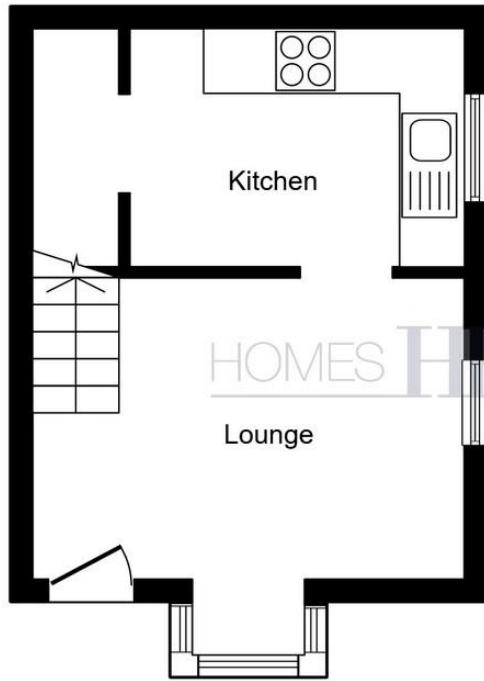
MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

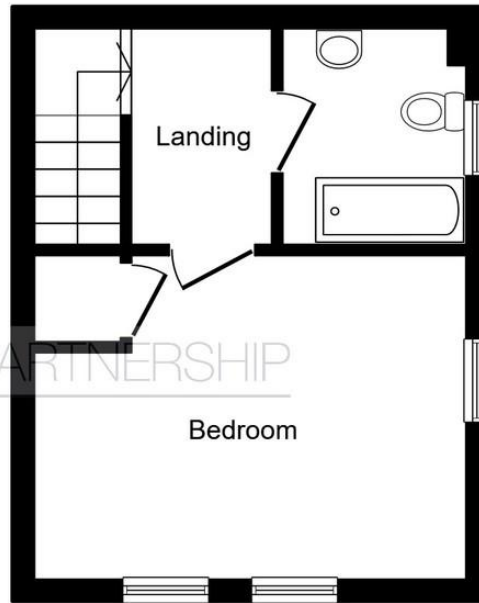
Crawley By car 10 mins On foot 39 mins - 2 miles
Ifield By car 8 mins On foot 48 mins - 2.4 miles
(source google maps)

AREA INFORMATION

Located to the south west of the town, Broadfield has one of the largest neighbourhood shopping parades in the town with a wide variety of shops, a library, a church, a nearby mosque and a large medical centre. There are two primary schools, an adventure playground, many open spaces with football pitches and the Broadfield Stadium which is home to Crawley Town Football Club. Broadfield Park is next to the stadium, this used to be part of Tilgate Estate and there is a small lake and some woods. Buchan Country Park and Tilgate Park are roughly equidistant, both with large, open spaces to relax in and K2 Leisure centre is nearby. The 24 hour Fastway bus service connects Broadfield to Crawley town centre, Gatwick Airport and beyond and the A23 / M23 provides access to London and the south coast.



Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

TENURE

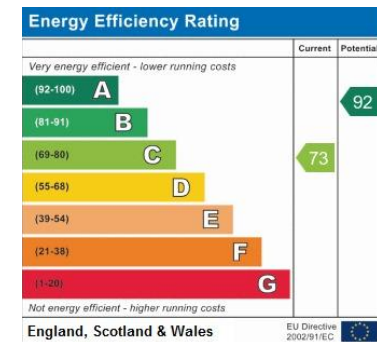
Freehold

COUNCIL TAX BAND

B £1,508

NB: The banding of a dwelling which has had improvements which increase its value cannot be re-banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.



44 High Street, Crawley,
West Sussex, RH10 1BW

www.homes-partnership.co.uk
01293 529999
info@homes-partnership.co.uk

