



## Ashdown Drive, Tilgate, Crawley, West Sussex, RH10 5EF

£325,000

- INVESTORS ONLY - No chain!
- Three bedroom middle terrace house
- Close to 24 hour Fastway bus routes
- Dual aspect lounge / dining room
- Conservatory to the rear
- Viewing recommended
- Drive way for two vehicles
- Garage in the rear garden
- EPC rating C

## Property Description

Offered for sale via Homes Partnership with no onward chain, is this three bedroom middle terraced house. The property is being sold to investors only. Conveniently placed close to local amenities the accommodation comprises an entrance hall, a dual aspect lounge / dining room with bay window to the front and patio doors opening to a conservatory, which in turn opens to the rear garden, and a spacious fitted kitchen with a door opening to the rear garden. On the first floor, there are three bedrooms and a fitted bathroom. Benefits include double glazing throughout and heating by gas to a system of hot water radiators. Outside the front is block paved providing parking for up to two vehicles. The rear garden has a patio area adjacent to the property, lawn and the single garage is within the garden with double gated access from the rear. Conveniently placed for the 24 hour Fastway bus service, this would be a great addition to any property portfolio and we would urge a viewing.

**CANOPY PORCH** Front door opening to:

**ENTRANCE HALL** Stairs to the first floor. Radiator. Opaque windows to the front. Doors to kitchen and:

**LOUNGE / DINING ROOM** 21' 0" x 10' 11" (6.4m x 3.33m) maximum narrowing to 9' 10" (3m) approximate. Two radiators. Feature fireplace with inset fire. Door to kitchen. Dual aspect with bay window to the front and patio doors opening to:

**CONSERVATORY** 10' 0" x 9' 9" (3.05m x 2.97m) approximate. Radiator. French doors opening to the rear garden.

**KITCHEN** 15' 8" x 10' 3" (4.78m x 3.12m) approximate. Fitted with a range of wall and base level units incorporating two bowl sink unit with mixer tap and a breakfast bar. Built in oven and hob with extractor hood over. Space for under counter fridge, freezer, washing machine and two further appliances. Radiator. Window and door opening to the rear garden.

**FIRST FLOOR LANDING** Stairs from the entrance hall. Storage cupboard. Hatch to loft space. Doors to all bedrooms and bathroom.





**BEDROOM ONE** 10' 11" x 10' 10" (3.33m x 3.3m) approximate. Radiator. Window to the front.

**BEDROOM TWO** 12' 6" (3.81m) maximum narrowing to 7' 11" x 9' 11" (2.41m x 3.02m) approximate. Radiator. Window overlooking the rear garden.

**BEDROOM THREE** 11' 11" x 7' 2" (3.63m x 2.18m) maximum narrowing to 5' 9" (1.75m) approximate. Over stair bulkhead cupboard. Radiator. Window to the front.

**BATHROOM** Fitted with a suite comprising a bath with shower over, wash hand basin and low level WC. Radiator. Two opaque windows to the rear.



## OUTSIDE

**DRIVE WAY** The front of the property is block paved providing off road parking for two vehicles. There is an area of shingle with plants and shrubs.

**REAR GARDEN** Paved patio area adjacent to the property, the remainder being mostly laid to lawn with shrubs. The garage is within the garden with a courtesy light. Enclosed by fence with double gates at the rear providing access to:

**SINGLE GARAGE** Up and over door at one end and door at the other.

## USEFUL INFORMATION

### MAINS SERVICES

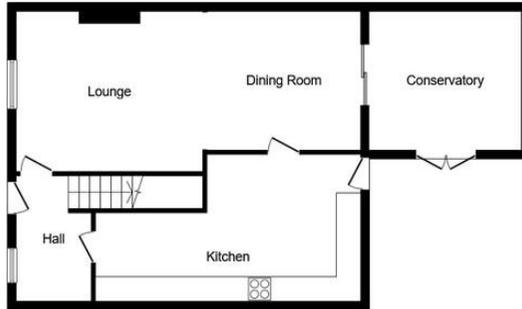
Gas / Electric / Water / Drainage

### TRAVELLING TIME TO STATIONS

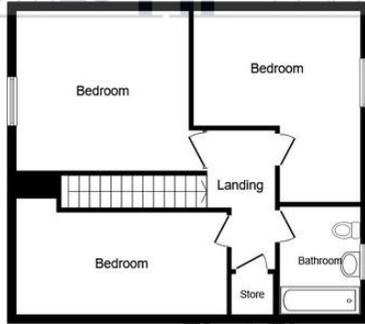
Three Bridges	By car	7 mins	On foot	36 mins - 1.8 miles
Crawley	By car	5 mins	On foot	24 mins - 1.2 miles

(source google maps)





**Ground Floor**



**First Floor**

HOMES **HP** PARTNERSHIP

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

**AREA INFORMATION**

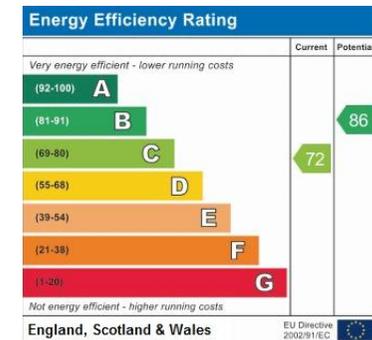
Tilgate is the home of Tilgate Park, once home to Tilgate Mansion but is now a large area of forest, lakes, nature reserve, Smith & Western American style restaurant and golf course. As if that's not enough it also benefits from an extensive shopping parade including a pub, small supermarket, fish & chip shop, pharmacy, newsagent and bakery. Bordered by Furnace Green, Southgate and Broadfield, Tilgate has a comprehensive secondary school Thomas Bennett and K2 leisure centre with its Olympic size swimming pool and fantastic range of sporting facilities. Bus routes connect the neighbourhood to Crawley town centre and train station, while vehicular access to the A23 and M23 is easy. The People's Pension football stadium is nearby for football fans and there are two primary schools, churches and medical facilities. Tilgate has a lot to offer to everyone and it's a great family neighbourhood.

**TENURE** Freehold

**COUNCIL TAX BAND** C £1,724

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.



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