



## Cuckmere Crescent, Gossops Green, Crawley, West Sussex, RH11 8DL

£350,000

- Three bedroom end of terrace house
- No onward chain
- Ideal family home
- Conservatory to the rear
- Fitted kitchen, bathroom & separate WC
- Viewing recommended
- Two reception rooms
- 0.4 miles to Ifield train station
- EPC rating C

## Property Description

Offered for sale via Homes Partnership with no onward chain is this three bedroom, end of terrace house located in the residential neighbourhood of Gossops Green. The property has the addition of a conservatory to the rear. The ground floor accommodation in full comprises an entrance hall, lounge to the front, a dining room with patio doors opening to the conservator which has French doors opening to the rear garden, and a fitted kitchen with built in oven and hob and a door opening to the rear garden. On the first floor there are three bedrooms, a fitted bathroom and separate WC. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front garden is paved and laid with slate chippings and the rear garden is mostly laid to lawn with areas of paving. The property is located just 0.4 miles from field train station and is close to local amenities and schools. In our opinion this would be a great family home and we would urge a viewing to see if this could be the home for you.

**CANOPY PORCH** External courtesy light. Front door opening to:

**ENTRANCE HALL** Radiator. Stairs to the first floor. Cupboard. Under stair storage cupboard. Work surface with wall and base level units. Space for washing machine and under counter fridge. Doors to kitchen and:

**LOUNGE** 11' 10" x 10' 11" (3.61m x 3.33m) approximate. Radiator. Window to the front. Opening to:

**DINING ROOM** 9' 10" x 9' 1" (3m x 2.77m) approximate. Radiator. Door to kitchen. Patio doors opening to:

**CONSERVATORY** 9' 8" x 9' 6" (2.95m x 2.9m) approximate. Triple aspect with French doors opening to the rear garden.

**KITCHEN** 10' 2" x 9' 9" (3.1m x 2.97m) 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 extractor hood over. Larder cupboard. Window and door to the rear garden.





**FIRST FLOOR LANDING** Stairs from the entrance hall. Hatch to loft space. Airing cupboard housing boiler. Doors to all bedrooms, bathroom and separate WC.

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

**BEDROOM TWO** 10' 10" (3.3m) maximum narrowing to 7' 9" x 10' 0" (2.36m x 3.05m) approximate. Radiator. Fitted cupboards with top boxes above. Window overlooking the rear garden.

**BEDROOM THREE** 11' 9" x 7' 3" (3.58m x 2.21m) maximum narrowing to 5' 11" (1.8m) approximate. Radiator. Over stair bulkhead cupboard. Window to the front.

**BATHROOM** Fitted with a white suite comprising a bath with shower over and a wash hand basin. Heated towel rail. Opaque window to the rear.

**SEPARATE WC** Fitted with a low level WC. Opaque window to the rear.

**OUTSIDE**

**FRONT GARDEN** Laid with slate chippings with path to front door and to side gate.

**REAR GARDEN** Mostly laid to lawn with areas of paving. Enclosed by fence with gated side access.

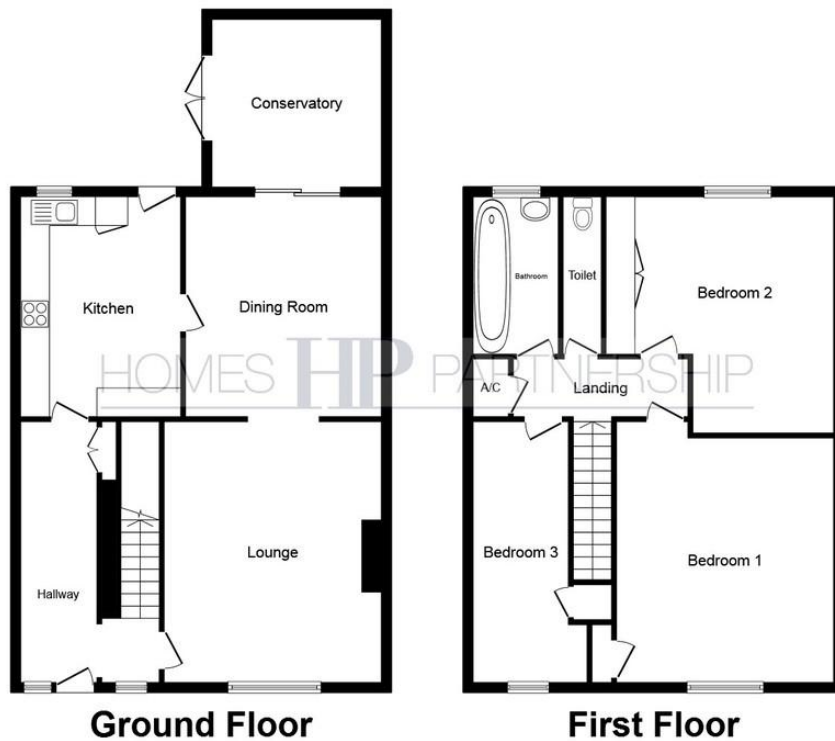
**USEFUL INFORMATION**

**MAINS SERVICES** Gas / Electric / Water / Drainage

**TRAVELLING TIME TO STATIONS**

Crawley	By car	8 mins	On foot	31 mins - 1.5 miles
Ifield	By car	3 mins	On foot	9 mins - 0.4 miles

(source google maps)



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

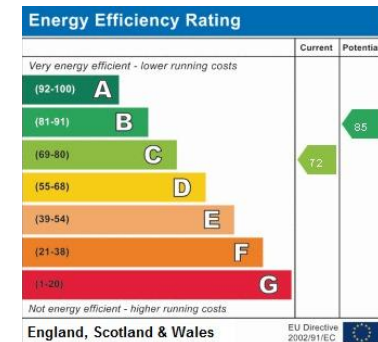
The neighbourhood of Gossops Green is located to the west of the town and is bordered by Bewbush, Ifield and Southgate. It is situated on the A23 trunk road which was the main London to Brighton route prior to the M23 which opened in the 1970's and bypasses Crawley. The neighbourhood has a primary school which is a feeder school for Ifield Community College and there is a voluntary aided church secondary school, Holy Trinity. Amenities include a parade of shops, doctors, dentist, churches and a pub. Access to junction 11 of the M23 is straightforward and Ifield railway station is on the doorstep, buses also connect to the town centre and nearby facilities and neighbourhoods. Bordering Ifield Mill Pond to the West and not far from Buchan Country Park, there is plenty of open space to enjoy.

**TENURE** Freehold

**COUNCIL TAX BAND** C £1,777

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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