



Detling Road, Tollgate Hill

Guide Price £260,000 – £270,000

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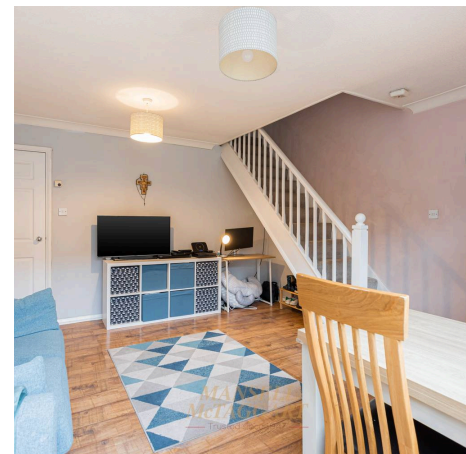


- Popular Tollgate Hill location with great motorway access and 24hr bus routes
- Middle terraced home
- In need of modernisation
- Kitchen to front and living/dining room to rear
- Two bedrooms (one double, one single)
- Allocated parking space to rear
- Council Tax Band 'C' & EPC 'D'

A great opportunity to purchase a two bedroom middle terraced home, positioned on the outskirts of Crawley in the popular Tollgate Hill area. The property does require modernisation throughout and would be an ideal first time purchase or investment property.

Upon entry, there is an inner lobby area with storage and space for shoes and coats. The kitchen is on your left overlooking the front aspect, fitted with a range of wall and base units with space for appliances and a wall mounted boiler.

To the rear of the house is an open plan living/dining area with stairs taking you to the first floor with a recessed area beneath, access to the rear garden and space for a small dining table and chairs.



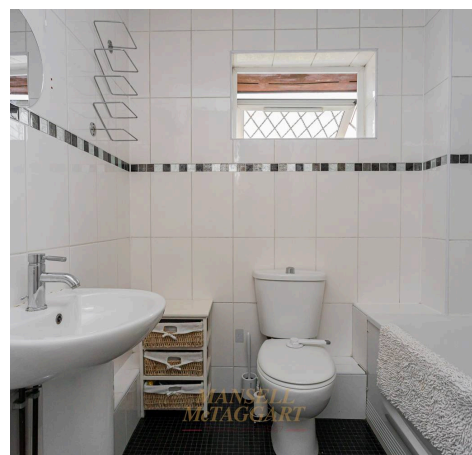


Heading upstairs, the first floor landing offers access to both bedrooms, the loft and the airing cupboard housing the hot water cylinder.

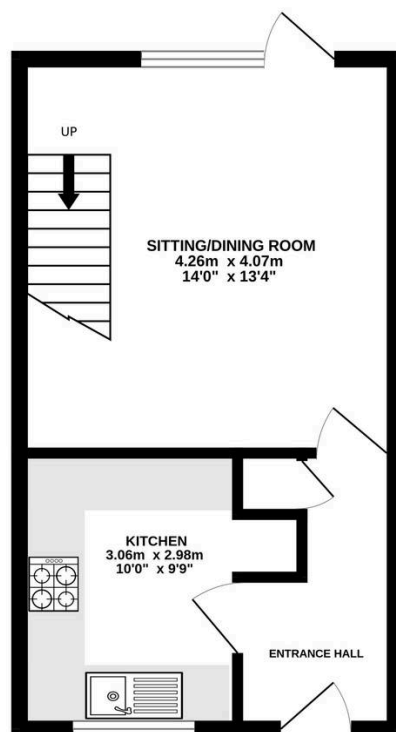
Bedroom one is a spacious double room with two windows overlooking the rear and built-in double wardrobes with sliding mirrored doors. Bedroom two is a single room with a single wardrobe built-in for added storage.

Finally, the family bathroom is fitted in a white suite comprising of a panel enclosed bath with shower unit over, low level WC, pedestal wash hand basin and opaque window to front.

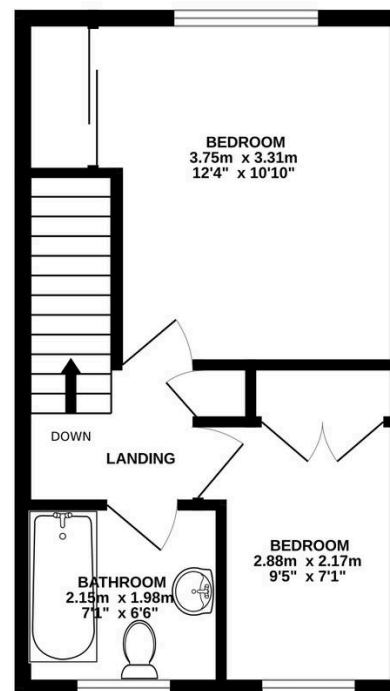
Outside, there is a small front garden with steps leading to the front door. Gated access leads to the rear garden, which is mainly laid to lawn with a small patio abutting the foot of the house, all enclosed by wooden panel fencing. An allocated parking space is located directly behind the rear garden gate, but additional on-street parking is also available to front without restrictions.



GROUND FLOOR
29.5 sq.m. (317 sq.ft.) approx.



1ST FLOOR
29.5 sq.m. (317 sq.ft.) approx.



TOTAL FLOOR AREA : 58.9 sq.m. (634 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

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

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