



## Horsham Road, Pease Pottage

In Excess of £400,000

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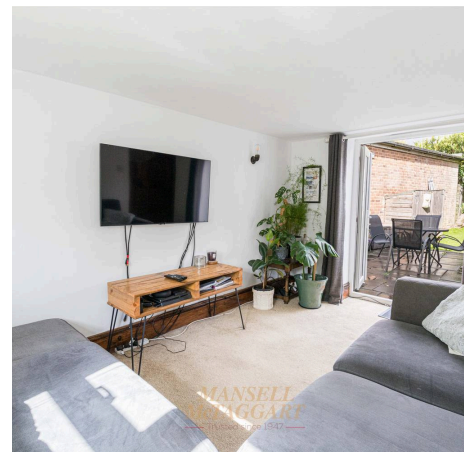




- Semi detached family home
- Three bedrooms
- Traditional features throughout
- Two reception rooms
- Main bedroom with Juliet balcony
- Off road parking
- Courtyard rear garden with outbuildings
- Within a short walk of popular pub/restaurant, Tilgate forest and community shop
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'E'

A well presented and re-designed three bedroom semi-detached period family home. Situated in the popular village of Pease Pottage the property offers the perfect blend of traditional charm with Crawley and Horsham town centres, Tilgate park, and modern amenities on your doorstep.

Upon entering the property, you are greeted with a living room with an open Inglenook fireplace with oak wooden flooring and many original features. To the left is a double aspect second reception/family room with patio doors leading to garden and window to front. To the rear of the property is the kitchen/dining room with access to inner lobby, fitted with an attractive range of wall and base units, butler sink with oak surfaces over, plumbing for a dishwasher, space for fridge/freezer, Rayburn aga and spot lights. There is also a cloakroom with low level WC and wash hand basin.

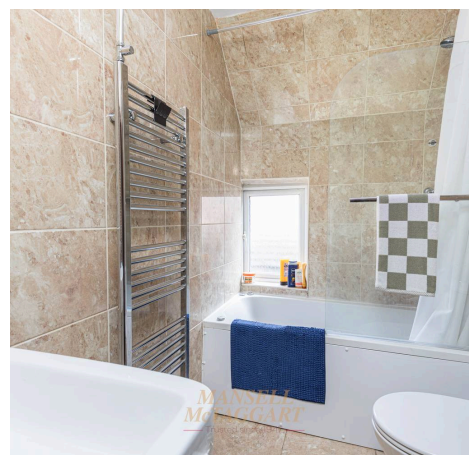




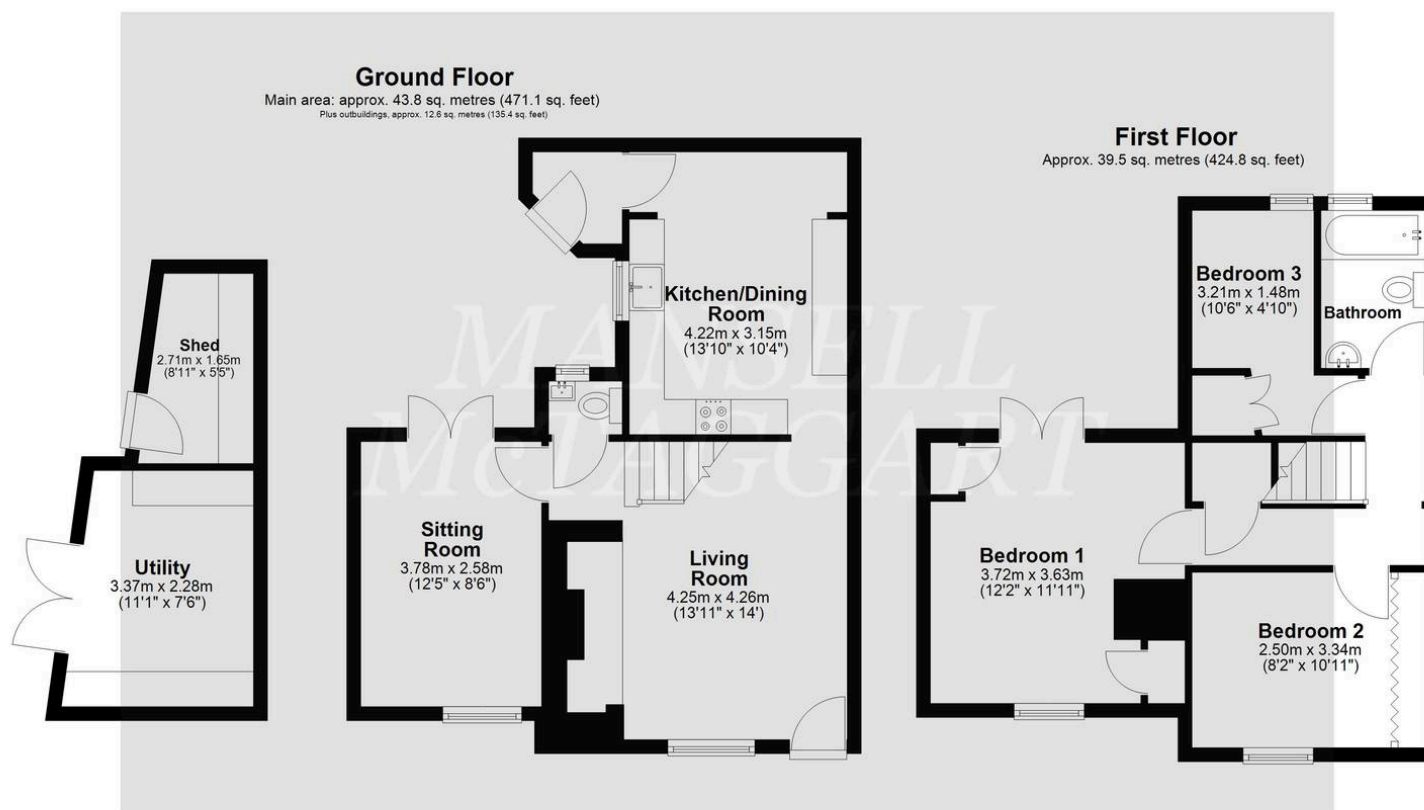


Stairs from living room lead to the first floor landing where there is access to all rooms, as well as access to the loft and airing cupboard. The main bedroom has a Juliet balcony overlooking the rear garden and fitted wardrobes. A second double bedroom features a vaulted ceiling with original oak beams; a versatile third bedroom could also be used as a study or dressing room with fitted storage. The family bathroom finished with panelled bath with shower over, glass shower screen, pedestal wash hand basin, low level WC, heated towel rail, tiled walls and opaque window to rear.

Outside, there is off street parking, flanked by gravel effect lawn area with attractive shrub and flower beds. Side access is via a wrought iron gate leading to patio area, the remainder being laid to artificial lawn, with good size raised wooden decked area, the whole enclosed by original part walled boundaries. Double French doors provide access into a utility area with electrics and plumbing for a washing machine and tumble dryer. A single door from the garden leads into the shed.



Pease Pottage village provides easy access to the A23 and M23, beautiful countryside walks just a stones throw away with easy access to Tilgate forest, a village pub, local primary schools in Woodgate and Handcross, community shop and Fastway bus route 20 offering direct links to Three Bridges train station and Gatwick Airport.



Main area: Approx. 83.2 sq. metres (895.9 sq. feet)  
Plus outbuildings, approx. 12.6 sq. metres (135.4 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.

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