



## Landau Close, Pease Pottage

Guide Price £475,000



## 7 Landau Close, Pease Pottage

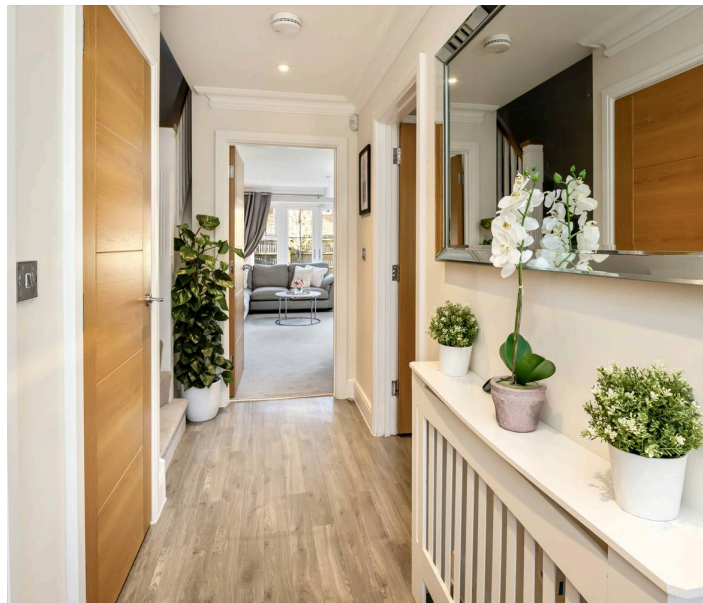
Nestled in a peaceful cul-de-sac location, this exquisite 3-bedroom semi-detached house presents a remarkable opportunity for a discerning buyer. Built in 2018, this home offers a flawless blend of modernity and charm, whilst being offered with no onwads chain.

There are ample features which include but are not limited to three generously proportioned bedrooms, including one en-suite, as well as a main bathroom providing ample accommodation space for both residents and guests. The remainder of the 10-year NHBC warranty offers peace of mind to the new homeowner. The residence showcases a thoughtfully designed living space that exudes elegance, making it the perfect setting for hosting and entertaining. With the modish white kitchen with dark grey worktop and fitted appliances is situated at the front and has space for a breakfast table and chairs. The cloakroom offers convenience and the ground floor is kept warm by the underfloor heating, whilst radiators heat the first floor.

Council Tax band: E

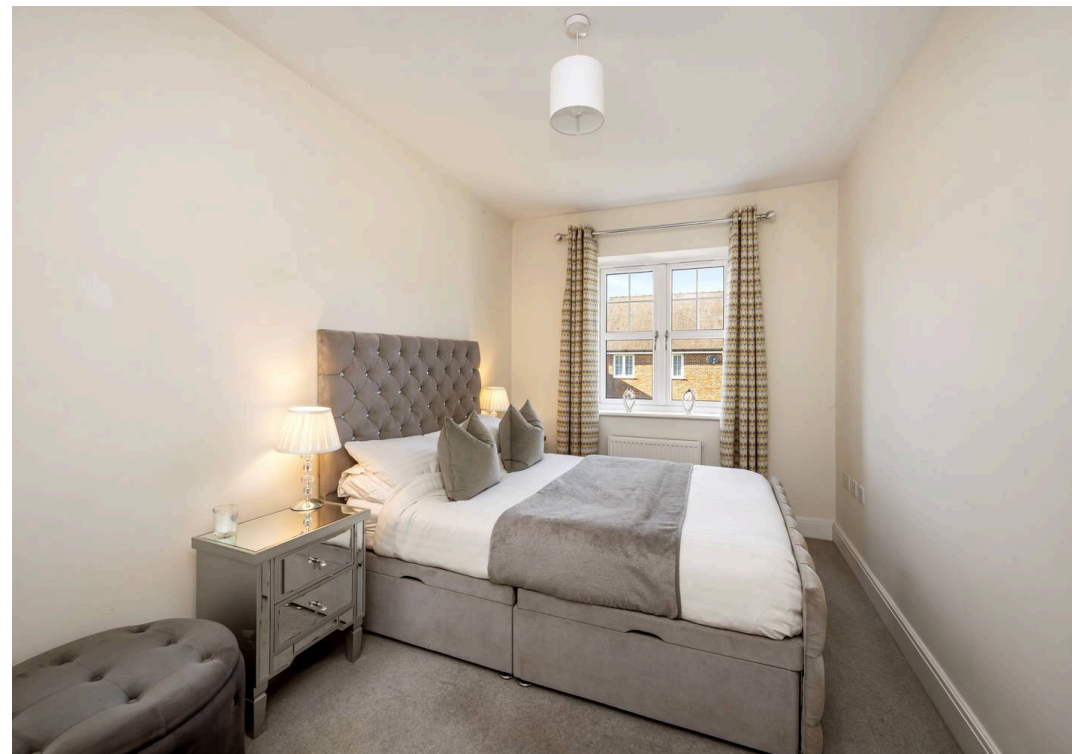
Tenure: Freehold

EPC Energy Efficiency Rating: B











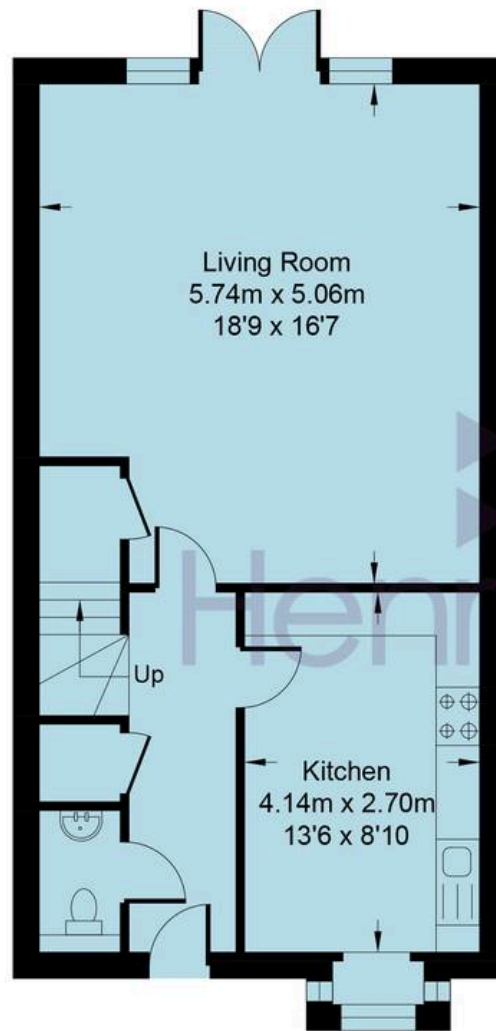
Step outside to discover a delightful outdoor space that harmoniously combines convenience and tranquillity. The property features an inviting patio area, ideal for alfresco dining and relaxation. Beyond the patio, the garden offers a space to put your own stamp on and add flower beds or make a serene retreat. Additionally, there are three allocated parking bays located at the end of the cul-de-sac, directly opposite the house, ensuring ample parking space for both residents and visitors. Whether you seek a peaceful sanctuary or a vibrant social hub, this property's outdoor space caters to all preferences, promising a lifestyle of comfort and sophistication.

With close proximity to the A/M23 network, this property ensures easy access to transportation links for daily commutes or weekend getaways. Don't miss the chance to make this exceptional property your own and experience the epitome of modern living in a serene residential setting. (Approx. service charge for the road is £385.00 per annum budgeted for 2025).

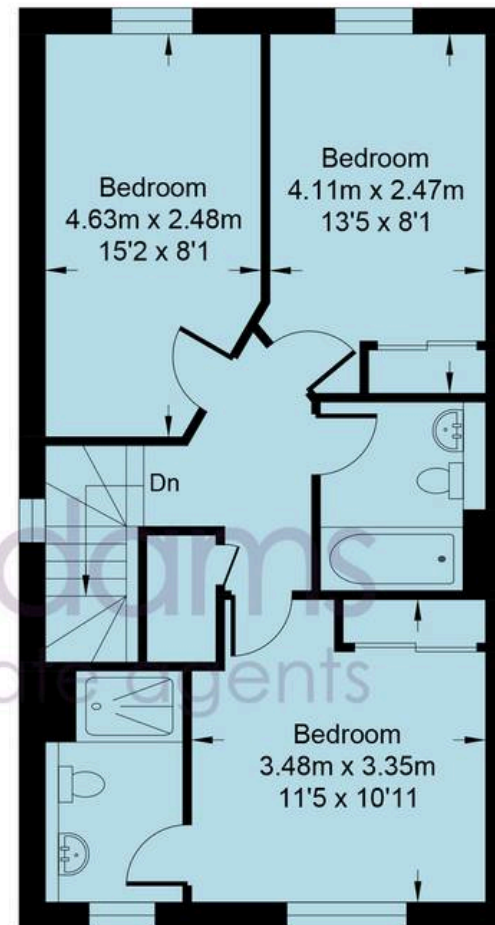
Located in a quiet residential development of Pease Pottage, the village provides nearby countryside walks on your doorstep as well as playing fields, pub/restaurant, newly opened primary school and short drive to Cottesmore Golf and Country Club. The towns of Crawley and Horsham are both located approximately close by, which provides an extensive range of shopping, sporting and entertainment amenities together with the main line railway station with regular services to London Victoria and London Bridge and the South Coast via Horsham or Three Bridges mainline station. By car access to A23/M23 is within easy access with links to Brighton, Gatwick Airport, London and beyond.







GROUND FLOOR



FIRST FLOOR



## Landau Close

Approximate Area = 1094 sq ft / 101.6 sq m

Total = 1094 sq ft / 101.6 sq m

For identification only - not to scale





## Henry Adams – Haywards Heath

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.