



## Paddockhurst Road, Gossops Green

Guide Price £300,000 – £320,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- End of terrace home
- Three bedrooms
- 0.3 miles from Ifield train station
- In need of modernisation throughout
- Two double bedrooms
- Boiler installed January 2025 and new roof in 2014
- South facing rear garden
- Vendor suited
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

A well-proportioned, three-bedroom end of terrace home in need of modernisation throughout. Perfectly located just 0.3 miles from Ifield train station the property is ideal for commuters with direct links to Gatwick Airport and London.

The property briefly comprises: entrance hall with fitted storage cupboard; store room leading through to the fitted kitchen which offers base units with work surfaces, pantry, space for a freestanding oven and plumbing for a washing machine and patio door out to the rear garden; a well-proportioned double aspect living room with ample space for dining table and chairs and living furniture. Upstairs offers two good size double bedrooms with the second bedroom currently housing the boiler which was installed in January 2025; a third single bedroom; bathroom and separate W.C.



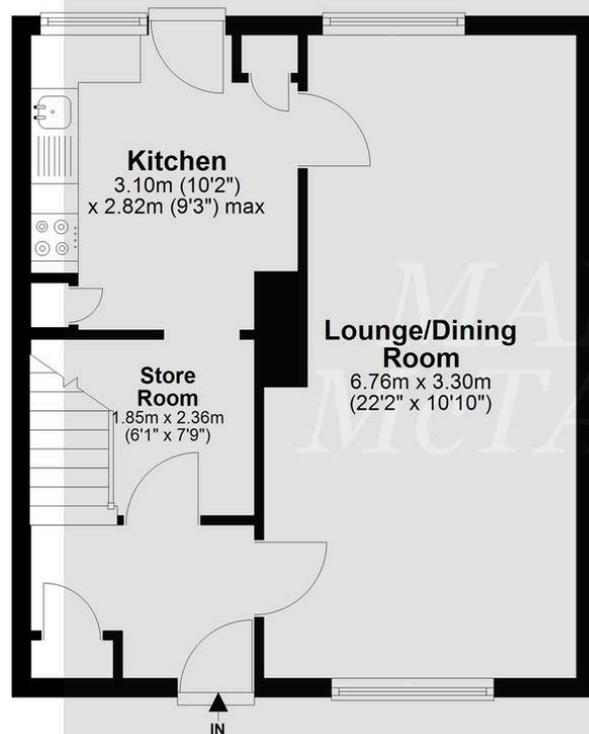


Externally, the property looks out onto a well-kept green with hedging and gate surrounding the front of the property. A pathway leads through to the front door with flower beds and grass to either side. Gated side access is provided to the south facing rear garden with a patio area abutting the rear of the property, pathway leading through to the back of the garden with flower beds and the remainder laid to lawn.



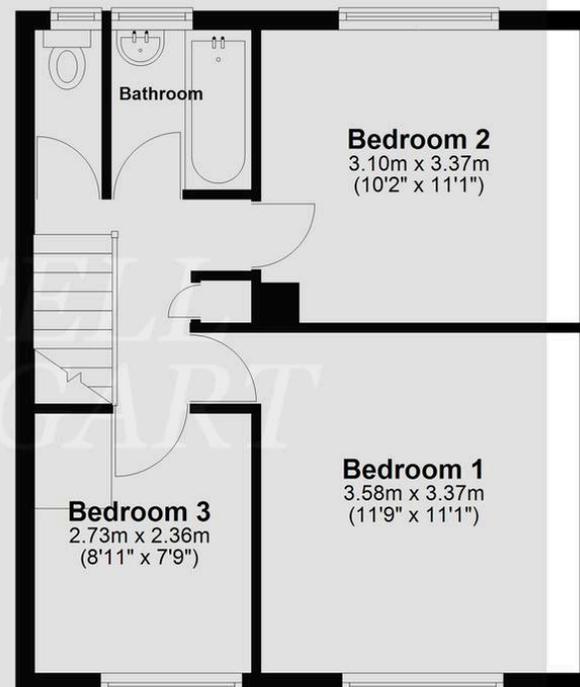
## Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



## First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 73.1 sq. metres (786.7 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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