



Chaldon Road, Tollgate Hill

Guide Price £315,000 – £325,000

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- Stunning middle terraced home located in Tollgate Hill
- Parking for two cars directly in front of the house plus additional space to rear
- Renovated to a high standard throughout
- Planning permission obtained for a loft conversion ref: CR/2024/0167/192
- Full re-wire and brand new gas central heating system installed
- Vendor suited
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

This stunning middle terraced home, located in the desirable Tollgate Hill area, has been meticulously renovated to an exceptional standard throughout and benefits from three parking spaces, fully owned solar panels, a brand new heating system and a full re-wire.

Upon entering through the enclosed porch, you are greeted by a tastefully designed living/dining room featuring a bespoke media wall and stairs leading to the first floor.



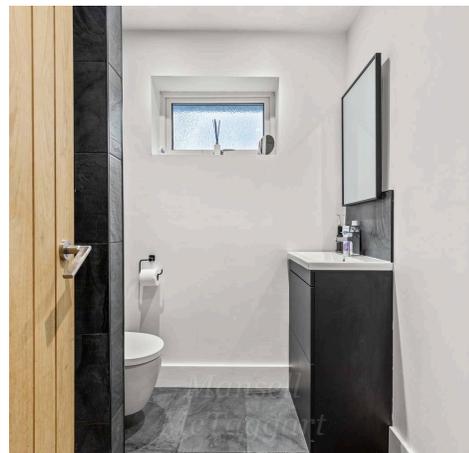
The re-fitted kitchen at the rear boasts integrated appliances, plenty of work top space and a range of fitted cupboards and drawers. Additionally, there is seamless access to the private rear garden, perfect for outdoor dining and entertaining.



The first floor landing offers a storage cupboard, access to the loft, both bedrooms, and a modern shower room. Bedroom one includes built-in wardrobes and enjoys views of the front aspect, while bedroom two offers a comfortable space, designed as a single room overlooking the rear. The contemporary shower room features a shower cubicle, wash hand basin with vanity storage, low-level WC, and a chrome ladder towel rail, all fitted in an attractive black and white contrast suite.

Notably, planning permission has been obtained for a loft conversion (ref: CR/2024/0167/192), presenting an excellent opportunity for further expansion should you wish to do so immediately or in the future.

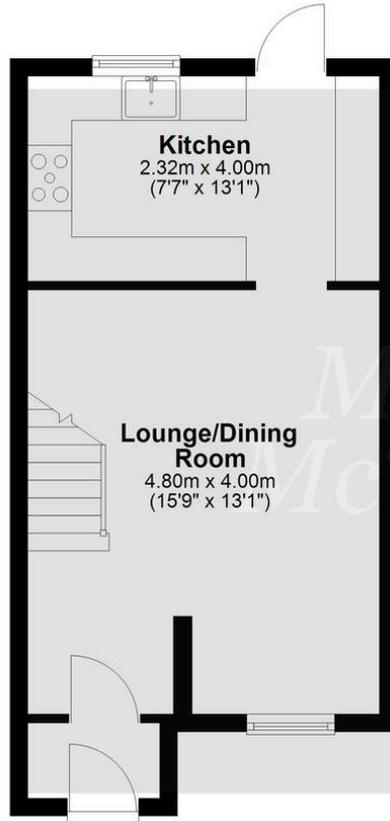
Outside, the property benefits from parking for two cars directly in front of the house, with an additional space available at the rear. The vendor is suited, having found a vacant home of interest, offering a smooth transaction for potential buyers seeking a beautifully presented home in AI condition.



The rear garden has newly installed patios, one abutting the foot of the house and the other to the rear of the garden covered with a veranda. The remaining space is laid to lawn, all enclosed by wooden panel fencing with gated rear access.

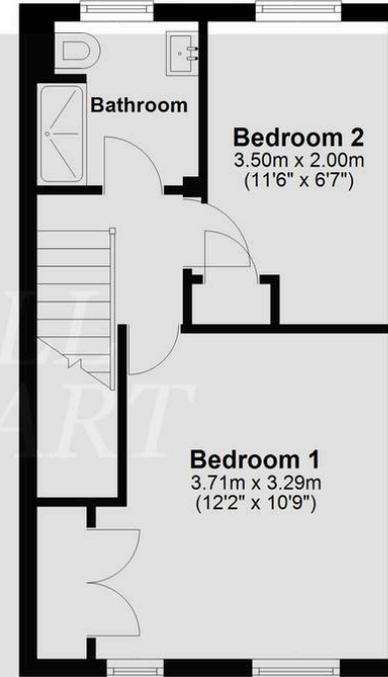
Ground Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 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 purchaser.
Plan produced using PlanUp.

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