



Gainsborough Road, Tilgate

In Excess of £375,000

**MANSELL
McTAGGART**
Trusted since 1947





- Within close proximity to Tilgate Park
- Updated and modernised throughout
- Three generous bedrooms
- South facing garden with direct private access gate to playing field
- Fitted solar panels 6kW system with battery
- Fully boarded loft with built in telescopic ladder provides plenty of storage
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A three-bedroom terrace family home, situated in the sought-after area of Tilgate, conveniently located close to Tilgate Park.

The property is approached by a footpath leading to front door that provides access to the hallway with ample space for shoes and coats and fitted with multiple in build storage cupboards.

The light and spacious living/dining room is situated on the left-hand side of the property with plenty of space for a three and two-seater sofas and further furniture if you may wish.

The kitchen is fitted with wall and base units, sink unit with Quooker filtered and instant boiling water tap, built-in dishwasher, washing machine, oven and microwave, as well as pull out larder. Leading on from the kitchen is the dining room holding a four-seater table and chairs with double French doors leading through to the garden.





Stairs from entrance hall lead to first floor landing giving access to all three bedrooms, family bathroom, airing cupboard and loft.

There are two good sized double bedrooms. The master is fitted with wardrobes and holds plenty of space for a king size bed, overlooking the front of the property.

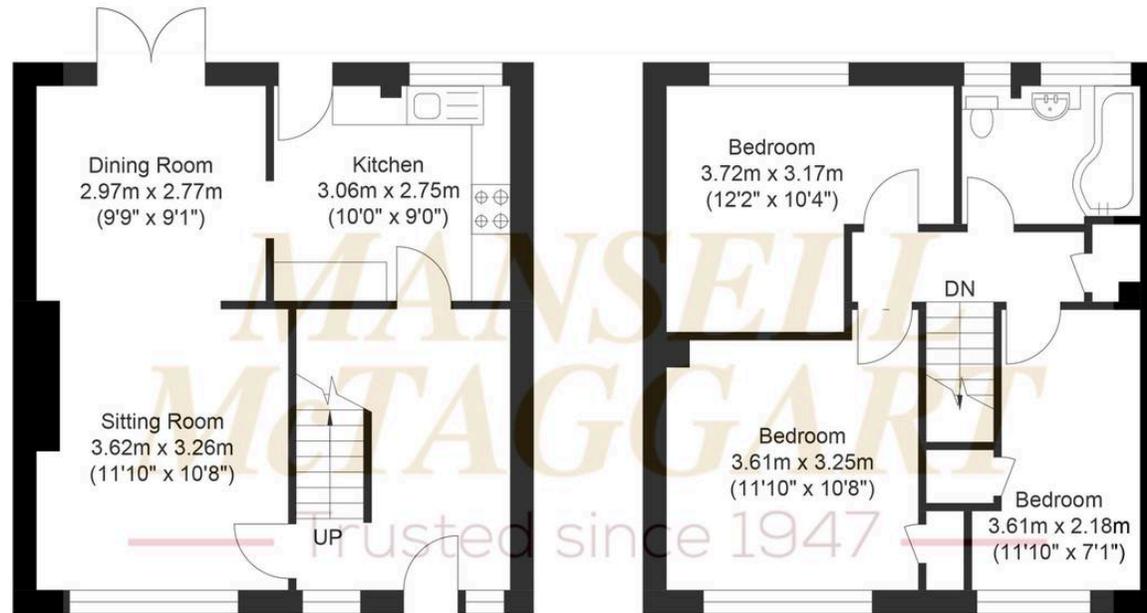
Bedroom two, at the rear of the property, is again of good proportions, capable of holding a large double bed and other freestanding furniture. Bedroom three is a single bedroom benefiting from built-in storage, which is currently being used as a study.

The family bathroom has opaque windows to rear and comprises of a panelled bath with shower unit over, low level WC, pedestal wash hand basin and is mainly tiled.

Outside the property enjoys the benefit of a landscaped rear garden which is mainly laid lawn with additional land available to rent through Crawley Borough Council which back onto Tilgate's playing fields.



Gainsborough Road



Ground Floor
Approximate Floor Area
435.0 sq ft
(40.45 sq m)

First Floor
Approximate Floor Area
435.0 sq ft
(40.45 sq m)

Approximate Gross Internal Area = 80.9 sq m / 870.0 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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