



## Hollingbourne Crescent, Tollgate Hill

Offers in Region of £325,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

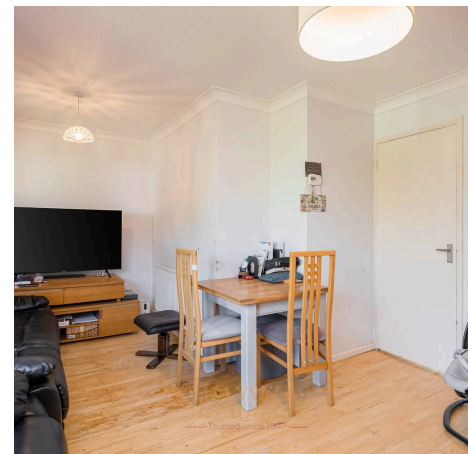




- Two-bedroom semi-detached house
- Living/dining room with doors to garden
- Private rear garden with rear access
- Garage en-bloc with parking to the front
- Easy access to A23/M23 commuter routes to London, Gatwick and Brighton
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

This attractive a spacious two-bedroom semi-detached terrace home is an ideal first time buy, conveniently situated in the popular residential area of Tollgate Hill and offered to the market with NO ONWARD CHAIN.

A gated path leads across an enclosed front garden to the front door, which opens on to a spacious entrance porch with useful understairs storage cupboard. At the front of the house is the kitchen, fitted with a range of wall and base units with a sink drainer unit sitting beneath a window to the rear. There is an integrated oven with electric hob and extractor above, space and plumbing for washing machine, space for tumble dryer and free-standing fridge freezer. The central heating boiler is wall mounted. The living/dining room runs across the back of the house, with a window and doors out to the rear garden. There is space for a lounge suite as well as a dining table and chairs.

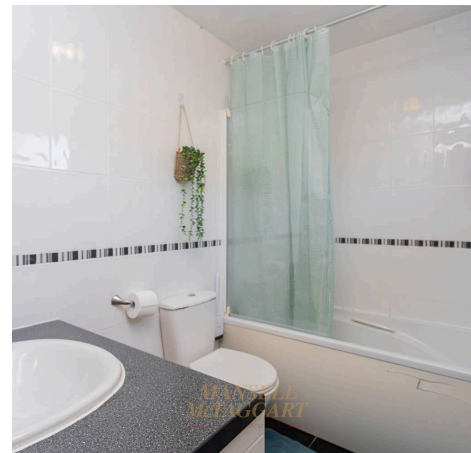




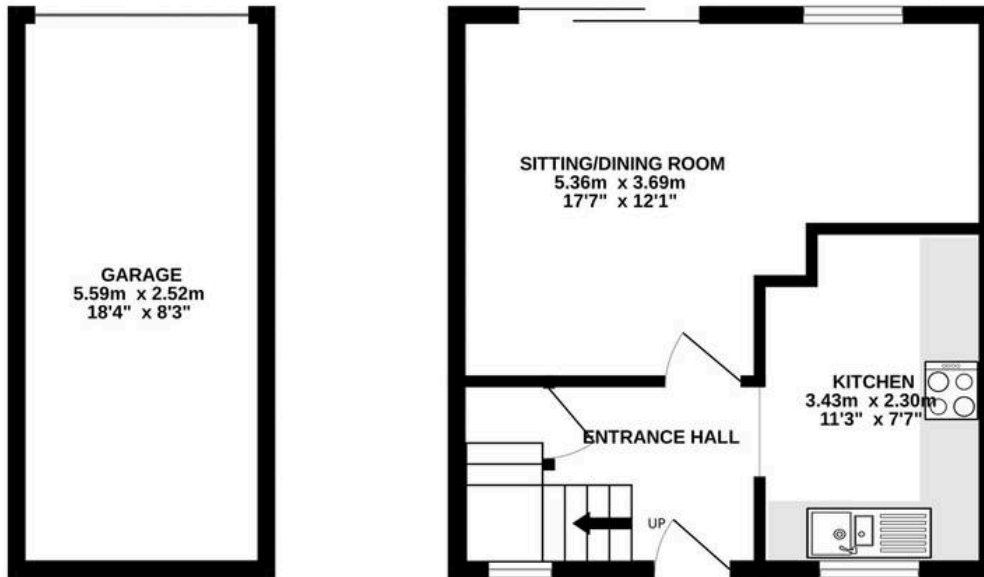
Stairs from the entrance hall lead to the first-floor landing with a window to the front, and access to the airing cupboard and loft. Bedroom one is a good size double room with fitted wardrobes and overlooking the rear garden. Bedroom two is also a good size, wardrobes and sharing the same pleasant outlook to the rear. The family bathroom is fitted with a white suite comprising panel bath with wall mounted shower, low level WC, wash hand basin with vanity storage below, and wall mounted heated towel rail.

Outside, the front garden is enclosed by wooden panel fencing, with a gate providing additional privacy. Decking abuts the rear of the property, partly covered to make an ideal seating area. The remainder is laid to lawn with gated access to the rear. The property benefits from a garage en-bloc with parking space to the front.

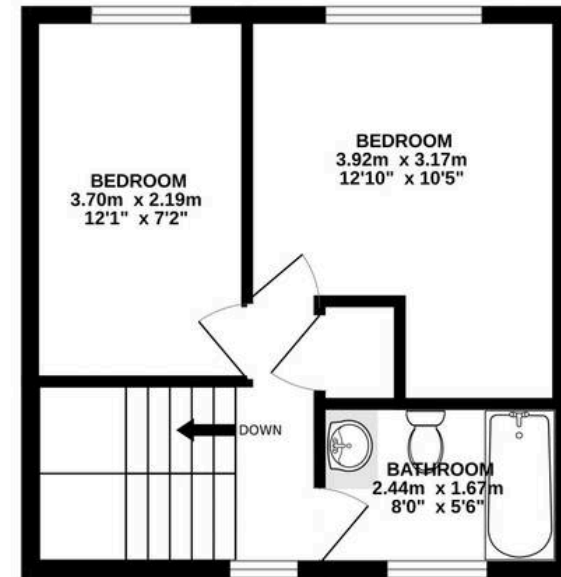
This ideal first home benefits from a convenient location in the sought-after area of Tollgate Hill. There is easy access to Crawley town centre, local schools and amenities, while commuters will appreciate being in easy reach of the A23/M23 commuter routes to London, Gatwick and Brighton. The property is offered with NO ONWARD CHAIN so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.



GROUND FLOOR  
44.0 sq.m. (474 sq.ft.) approx.



1ST FLOOR  
29.9 sq.m. (322 sq.ft.) approx.



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TOTAL FLOOR AREA: 74.0 sq.m. (796 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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