



## Leybourne Close, Tollgate Hill

In Excess of £250,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- One-bedroom terraced house
- Driveway parking for one car
- Direct access to the private garden
- Combi boiler
- Part boarded loft with built in ladder
- Popular residential location (Tollgate Hill)
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'tbc'

A well-presented one bedroom terraced house in the ever-popular residential area of Tollgate Hill. The property is conveniently located close to main transport links and a number of popular local amenities.

Upon entering the property, you are greeted with a light and airy open plan living accommodation, which has a living room, kitchen area and stairs ascending to first floor. Here you have space for multiple sofas and freestanding furniture with window to front allowing in lots of natural light. In the kitchen, you have a range of wall and base units with roll top work surfaces over, integrated sink unit, and space for a freestanding fridge freezer. Next to the stairs you have a large understairs cupboard.

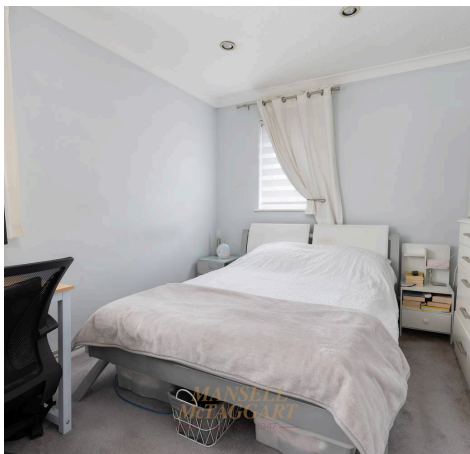




Heading upstairs, you have access to the bedroom and bathroom. The bedroom is of very good proportions having plenty of space for a king size bed and freestanding furniture. Here you also have built in wardrobes with sliding doors. The bathroom is fully tiled, comprising of a panelled full length bath, low level WC, wash hand basin and extractor fan with a window to the rear.

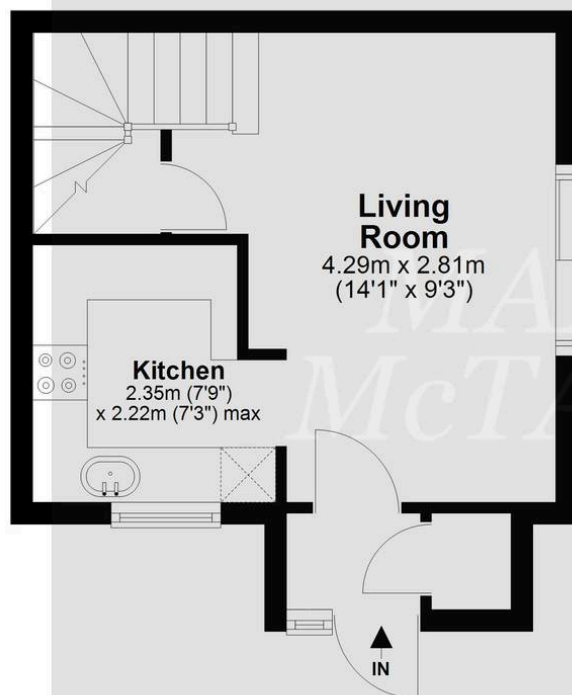
Heading outside the property, to the rear you have a private garden, mainly laid to patio with brick walls and a side gate for access.

Completing the property is the driveway parking for one car.



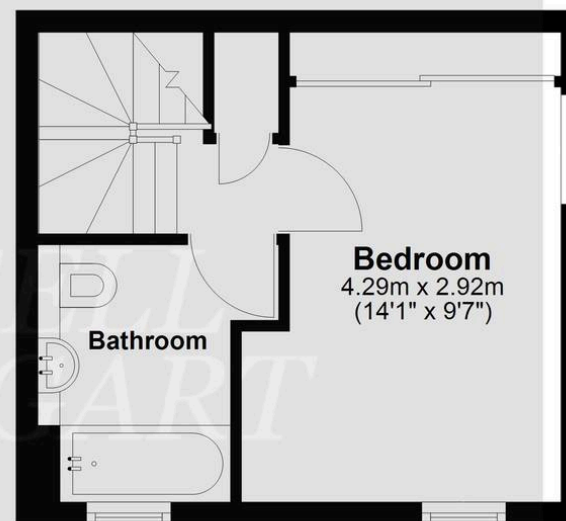
## Ground Floor

Approx. 22.5 sq. metres (242.3 sq. feet)



## First Floor

Approx. 20.5 sq. metres (220.9 sq. feet)



Total area: approx. 43.0 sq. metres (463.3 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.

## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

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