



Connaught Gardens, West Green
£260,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Situated in West Green and within easy reach of Crawley town centre
- Ground floor flat
- Renovated and refurbished throughout
- Two double bedrooms
- Garage and driveway parking
- Long Lease - 169 years remaining | Peppercorn Ground Rent | £108 per month service charge
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

Situated in the sought after West Green area and conveniently located within easy reach of Crawley town centre, this renovated ground floor flat offers a perfect opportunity for first time buyers, investment buyers or those downsizing. Further benefits include a garage and driveway, long lease (169 years remaining) and low service charges (£108 per month).

Secure entry is granted into the building and once stepping inside the flat, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property, offering a sense of light and openness. There is a large double storage cupboard, perfect for storing away shoes and coats and an additional cupboard housing the hot water cylinder.

The main living area is thoughtfully designed, featuring neutral décor and measures an impressive 18ft in length with a large window overlooking the front aspect allowing in plenty of natural light. There is ample room for living room furniture as well as suitable space for a dining table and chairs.

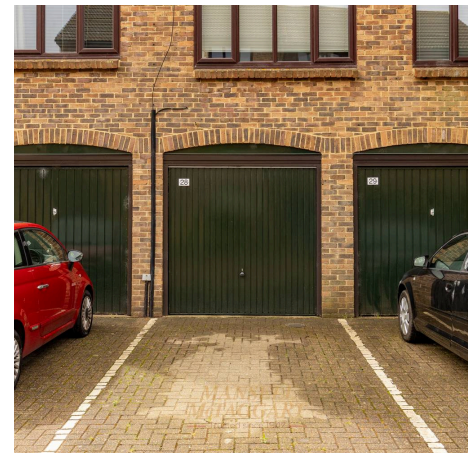




The stylish kitchen is fitted with a range of wall and base units incorporating cupboards and drawers, integrated oven with ceramic hob and stainless steel extractor hood over and space for further white goods.

Both bedrooms are generously proportioned doubles, each offering plenty of space for furnishings and storage, with large windows that overlook the peaceful rear aspect.

Completing the accommodation is the shower room, which has been tastefully updated to include a large walk-in shower cubicle with rain-head shower over, pedestal wash hand basin, low level WC frosted window, heater, and elegant tiling that contributes to the overall fresh and sophisticated feel of the home. Externally, residents will also appreciate the convenience of having both a garage and driveway parking, providing secure and private parking options that are often sought after in this location. The property further benefits from a long lease with 169 years remaining, a peppercorn ground rent, and a manageable service charge of £108 per month, making it an attractive and low-maintenance choice for first-time buyers, downsizers, or investors alike.



Lease Details

Length of Lease: 169 years remaining (2026)

Annual Service Charge – £1,296

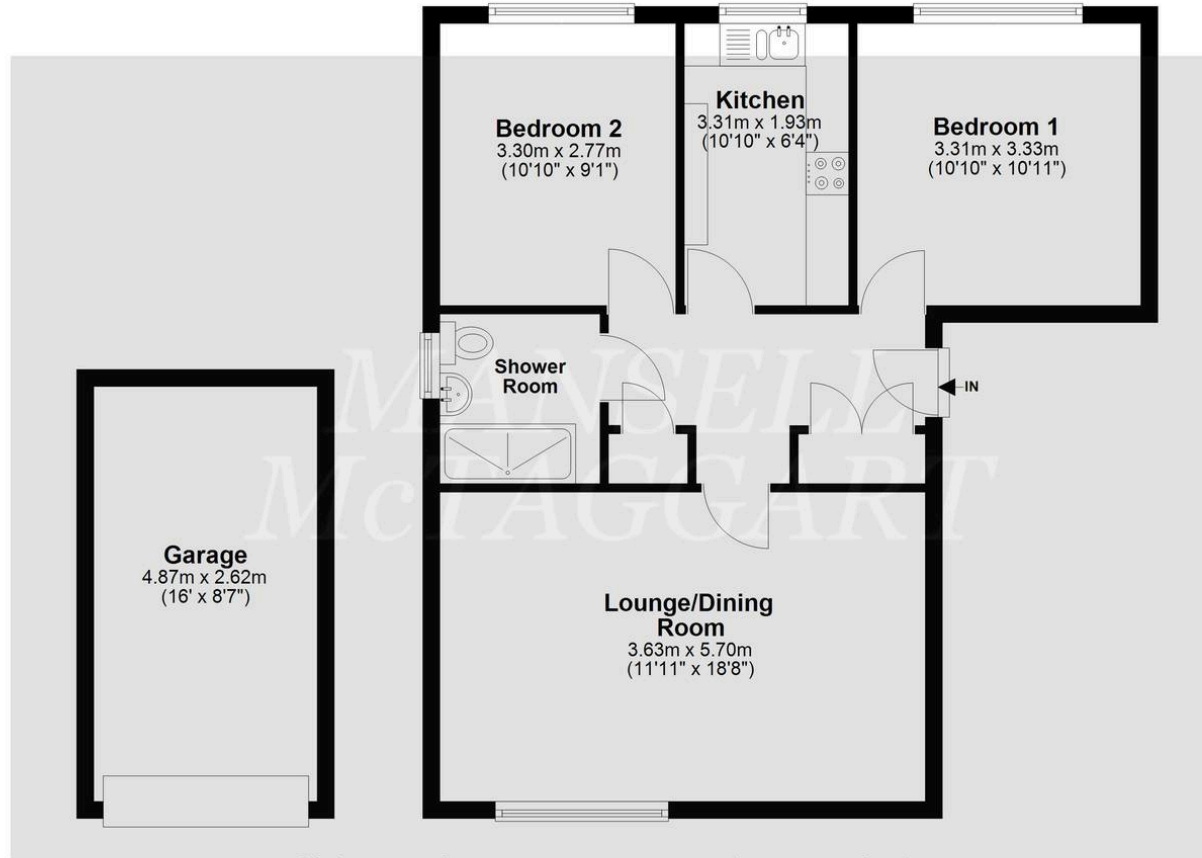
Service Charge Review Period – September

Annual Ground Rent – Peppercorn

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Ground Floor

Main area: approx. 60.4 sq. metres (650.2 sq. feet)
Plus garages, approx. 12.8 sq. metres (137.6 sq. feet)



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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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