



## Ramblers Way, Broadfield

Guide Price £230,000 – £240,000

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McTAGGART**  
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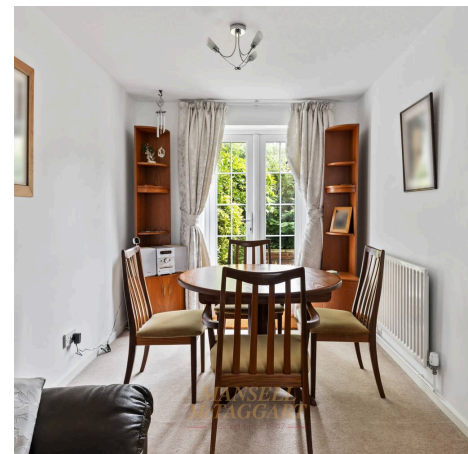




- NO ONWARD CHAIN
- Low service charge and ground rent
- Ground-floor maisonette
- Two double bedrooms
- Private garden with gated access
- Plenty of parking at the front of the property with no restrictions
- Direct transport links to Crawley town centre and Three Bridges station
- Easy access to A23/M23
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'C'

Situated within the residential area of Broadfield, this well-presented two-bedroom ground-floor maisonette offers a wonderful blend of comfort, convenience, and practicality, making it an ideal choice for first-time buyers, investors, or those looking to downsize. Offered to the market with no onward chain, the property benefits from a low service charge and ground rent, ensuring affordability and ease of ownership.

Upon entering, you are greeted by a welcoming hallway that leads into a spacious living and dining area, bathed in natural light and thoughtfully arranged for both relaxation and entertaining. The separate kitchen is well-appointed with ample storage and workspace, providing everything needed for daily living. Both bedrooms are generously sized doubles, equipped with fitted wardrobes and space for additional furnishings.





The bathroom is finished in neutral tones and includes bath with shower over and wash hand basin. There is a separate cloakroom with low level WC and wash hand basin.

Throughout, the flat is decorated in contemporary, neutral colours, creating a bright and inviting atmosphere.

Additional benefits include ample storage solutions and an allocated parking space. The property also enjoys direct transport links to Crawley town centre and Three Bridges mainline station, making commuting and local amenities easily accessible.

Stepping outside, the maisonette boasts its own private garden, a rare and highly sought-after feature for a property of this type. The garden is fully enclosed, offering a safe and secluded space for children to play or for pets to roam freely. With gated access, there is added privacy and security, as well as the convenience of direct entry for bicycles or garden furniture. The garden presents a blank canvas for keen gardeners or those who enjoy outdoor entertaining, with plenty of room for a patio set and barbeque. There is plenty of parking at the front of the property with no restrictions, making daily routines straightforward and stress-free.

#### Lease Details

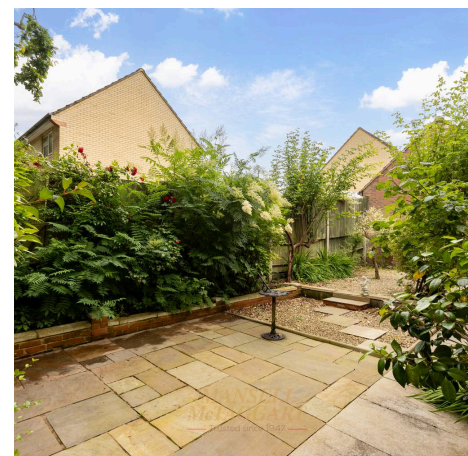
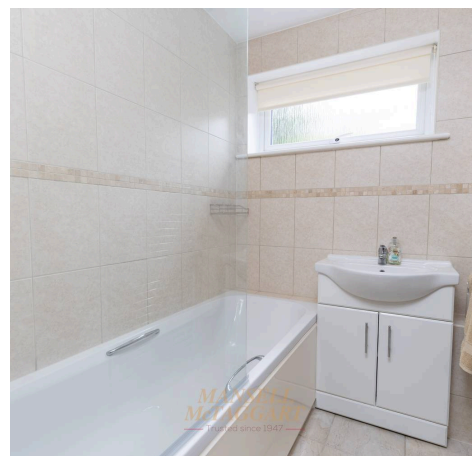
Length of Lease: 99 years remaining (2026)

Annual Service Charge – £550 (Annual service may vary according to planned /required works)

Service Charge Review Period – April

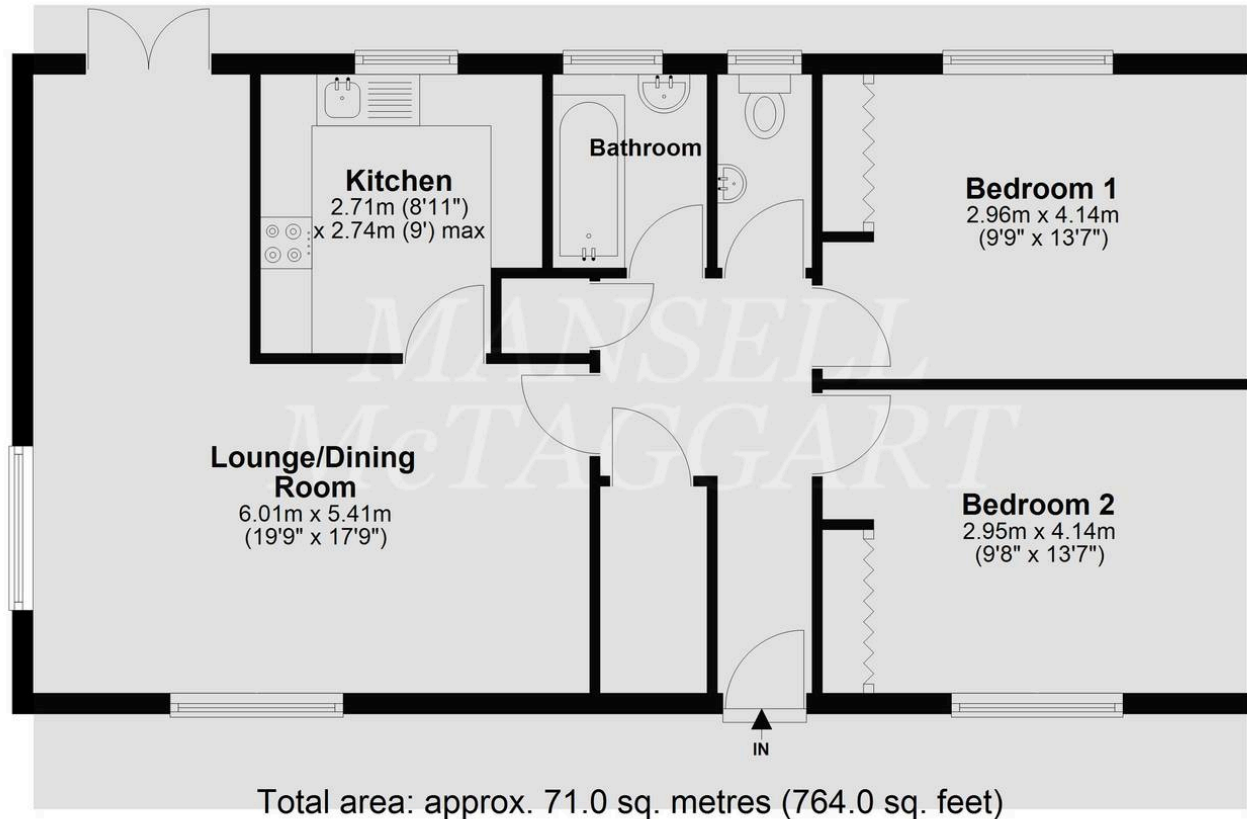
Annual Ground Rent – £10

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



## Ground Floor

Approx. 71.0 sq. metres (764.0 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

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