



## Craven Road, Maidenbower

Guide Price £230,000 – £240,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- Situated in the popular Maidenbower location of Crawley
- Ground floor maisonette
- Private rear garden with direct access
- One double bedroom with built-in wardrobes
- Long lease of 953 years remaining and a peppercorn ground rent
- Allocated parking to side
- NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'C'

A well-presented one double bedroom ground floor maisonette with private garden, located in the extremely sought-after area of Maidenbower, offered with NO ONWARD CHAIN.

Upon entering the property, you are greeted by a porch which leads into spacious living room. The living room allows for multiple sofas and ample space for other furniture you desire.

Following through into the galley style kitchen, there is a door at the back which leads out to the private garden. The kitchen benefits from a gas hob, integrated oven with overhead extractor fan, plumbing for a washing machine and space for a freestanding fridge/freezer. In addition, there is a wall mounted boiler.





The double bedroom benefits from large fitted wardrobes with sliding mirrored doors and plenty of room for a king size bed and further free-standing furniture.

Finally, the shower room consists of a double length shower cubicle, low level W.C, pedestal wash hand basin, and extractor fan.

Being offered with no onward chain, this maisonette is the perfect buy for a first-time buyer or investment opportunity.

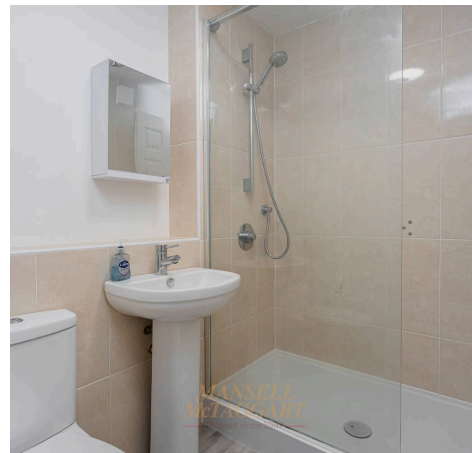
#### **Lease Details**

Length of Lease – 999 years from 1/1/1980 (953 years remaining)

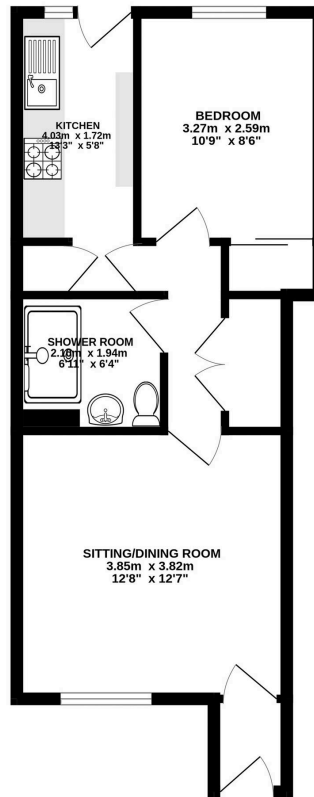
Annual Ground Rent Amount – PEPPERCORN

Annual Service Charge Amount – PEPPERCORN

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



GROUND FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



**MANSELL**  
PROPERTY SERVICES

TOTAL FLOOR AREA: 40.8 sq.m. (439 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 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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