



Hillmead, Gossops Green

In Excess of £225,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Fully renovated two-bedroom flat in sought-after Gossops Green area
- Ideal commuter location with Ifield station less than a 5-minute walk away, offering direct links to Gatwick Airport and Central London
- Modern kitchen, contemporary shower room and spacious living/dining room
- New boiler, radiators and pipework installed in last 7 years
- Spacious master bedroom with fitted wardrobes and versatile second bedroom/home office
- Share of Freehold with low service charge
- Private garage en-bloc with additional communal parking and well-maintained grounds
- Double glazed windows installed in the last 7 years
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'C'

An immaculately presented two double bedroom flat, which has been tastefully renovated and upgraded to a high standard all within the past 7 years. The property is located in the popular residential area of Gossops Green and is within walking distance of both Crawley town centre and Ifield train station.



The FD30 uPVC front door opens into a spacious hallway with laminate flooring with multiple storage cupboards and leads to all rooms.

The stylish kitchen comprises of a range of wall and base units providing ample storage with roll top work surfaces, oven and gas hobs and a window providing lots of natural light.



The living/dining room is of a good size with large windows that let in lots of natural light and with space for a family sofa, dining table and any other freestanding furniture you may wish.

The master bedroom is a fantastic size featuring two fitted double wardrobes along with a fitted single mirror wardrobe and ample space for a king size bed and any additional furniture required. Bedroom two is also of a generous size with space for a double bed and wardrobe or to use as an ideal home office.

The modern shower room is fully tiled comprising of a corner shower unit, w/c, wash hand basin, heated towel rail, extractor fan and opaque window.

The property also benefits from a combination boiler fitted in the last 7 years (EPC Rating A), double glazed windows and double radiators throughout the flat.

Outside the property, there are well maintained communal grounds, communal parking and a private garage en-bloc.

Agents Note:-

Please note since the date of the current EPC, the vendor has undertaken vast amount of works such as a new heating system and windows which is expected to improve the current rating.

Lease Details - Share of Freehold

Length of Lease - 132 years remaining (2026)

Annual Ground Rent Amount - non payable

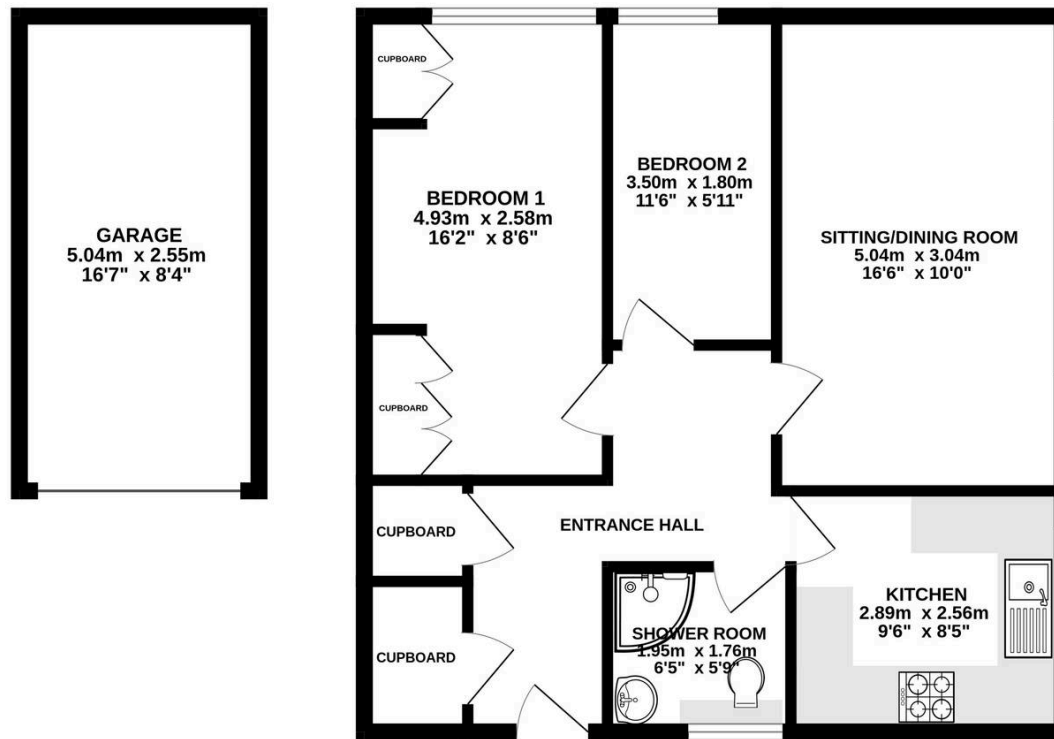
Annual Service Charge Amount - £1,542

Lease details have been provided by the Vendor.

This information should be confirmed by your solicitor.



69.3 sq.m. (746 sq.ft.) approx.



TOTAL FLOOR AREA : 69.3 sq.m. (746 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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