

Rother Crescent  
Crawley  
West Sussex.  
RH11

£325,000



- Two Bedrooms
- End Of Terraced House
- Large Rear Garden
- Driveway To Front
- Downstairs WC/ Utility Room
- Modern Kitchen
- Conservatory
- Spacious Accommodation Throughout

Ref: PRA12354

Viewing Instructions: Strictly By Appointment Only



## General Description

Zoom995 are pleased to welcome to the market this superb two double bedroom end of terraced home, located in the ever popular residential location of Gossops Green, Crawley. The property has been presented to high standard throughout, and would make an ideal family home. Internally, the property comprises of an entrance porch and an entrance hall with ample storage space. This leads to a spacious lounge with a bay window to the front, flooding the room with light. There is also built in storage and a fitted feature fireplace. To the rear, there is an incredibly modern kitchen, with ample work top space and further space for a range of modern appliances and white goods. The property benefits from an incredibly large conservatory, ideal as a play room or dining area. Ideal for hosting and entertaining. The ground floor also boasts a convenient downstairs WC/ Utility room, with ample storage space. On the first floor, the spacious theme continues with a large master bedroom to the front, with a built in storage cupboard. Whilst to the rear, there is an equally spacious second double bedroom, which also has built in storage. The accommodation is complete with a white suite bathroom, and separate WC. Externally, the property benefits from a larger than average rear garden, laid to lawn with a large patio area. To the front, is a paved driveway, offering off road parking for multiple cars. Situated within easy reach of local shops, the Millpond and a range of transport links including Ifield train station, this is an ideal family home.

---

## Accommodation

---

### Front

Driveway to front. Path leading to,

---

### Entrance Porch

Coat hanging space, leading to

---

### Entrance Hall

Stairs to first floor, laminate flooring and radiator.

---

### W.C./Utility Room

Window to side. Low level WC, wash hand basin and heated towel rail. Plumbing for washing machine, part tiled walls and laminate flooring.

---

### Kitchen (10' 09" x 11' 01" ) or (3.28m x 3.38m)

Window to side. A range of base and wall mounted units, electric oven, gas hob and extractor fan overhead. Stainless steel sink and drainer. Space for fridge freezer and plumbing for dishwasher. Part tiled walls, laminate flooring, power points and radiator.

---

### Lounge (18' 0" x 10' 07" ) or (5.49m x 3.23m)

Bay window to front, TV point, fitted under stairs cupboard, fitted electric fireplace. Laminate flooring, power points and radiator.

---

### Conservatory (18' 0" x 10' 07" ) or (5.49m x 3.23m)

Windows to side and rear and patio doors to rear garden. Laminate flooring and power points.

---

## First Floor Landing

Window to side. Door to all rooms, fitted carpet and radiator.

---

## Bedroom 1 (10' 09" x 11' 09" ) or (3.28m x 3.58m)

Window to front, built in storage cupboard, fitted carpet, power points and radiator.

---

## Bedroom 2 (11' 08" x 10' 03" ) or (3.56m x 3.12m)

Window to side, built in storage cupboard, fitted carpet, power points and radiator.

---

## Family Bathroom

Window to front. Wash hand basin, and vanity unit. Panelled bath with mixer taps, and shower overhead. Part tiled walls, laminate flooring.

---

## WC

Window to front. Low level WC, part tiled walls and laminate flooring.

---

## Rear Garden

Enclosed with gated side access. Laid to lawn with patio area and garden shed

---

## Parking

Driveway to front

---

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

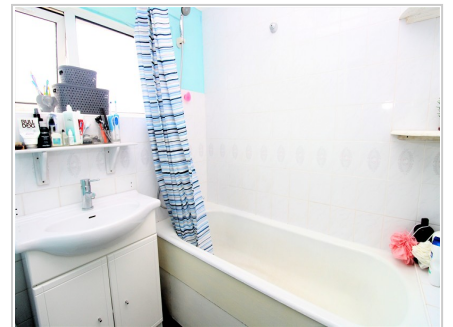
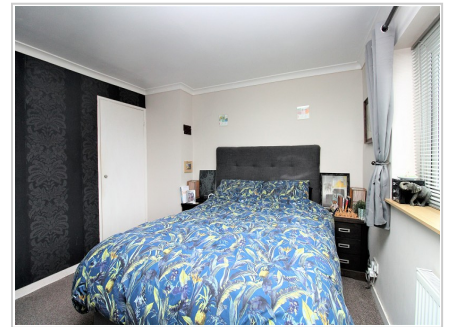
## Tenure

We are informed that the tenure is Freehold

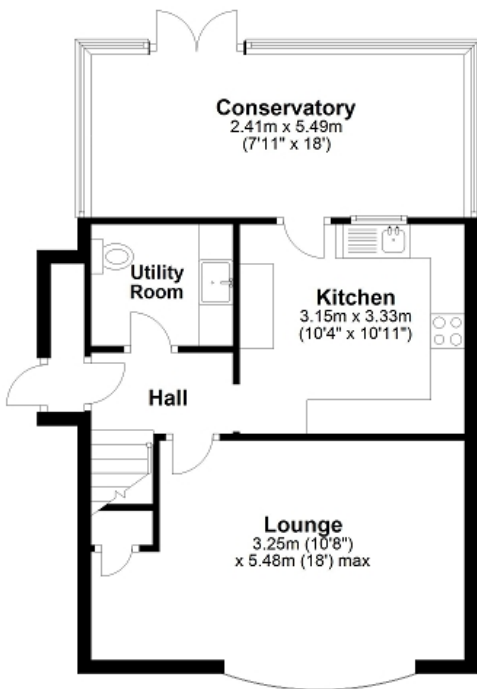
## Council Tax

Band Not Specified

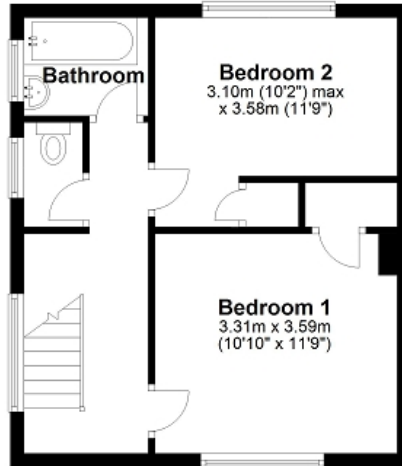
---



**Ground Floor**  
Approx. 51.1 sq. metres (550.2 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.0 sq. feet)



**Total area: approx. 86.9 sq. metres (935.1 sq. feet)**

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.

*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*