



**ZOOM**  
HYBRID ESTATE AGENT

**Zoom Hybrid Estate Agents**

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West Sussex  
RH11 7AE

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Constable Road  
Crawley  
West Sussex.  
RH10

£1,750 Monthly \*



- Three bedroom family home
- Contemporary decor throughout
- South-East facing private garden
- Modern kitchen & bathroom
- Driveway
- Excellent sought after location



**Ref: PRA12806**

Viewing Instructions: Strictly By Appointment Only

4 Brittingham House, Orchard Street, Crawley, West Sussex, RH11 7AE

## General Description

A beautifully presented three bedroom family home in Tilgate conveniently located in a sought after location within close proximity to Tilgate Park, shops and local amenities. The property has been modernised throughout and is offered to the market in an excellent condition with neutral and contemporary decor throughout, comprising; entrance hallway, a modern fitted kitchen-diner with breakfast bar, separate utility room, and a bright and spacious living room. To the first floor are three good size bedrooms and a modern family bathroom suite with shower over bath. Externally, the property offers a driveway with ample off street parking to the front and a well maintained south-east facing private garden to the rear. Further benefits; gas central heating & double glazing.

EPC Rating: D

Council tax band: C - £1955.51

Broadband and mobile phone: Information regarding broadband options and phone signal can be obtained from the Ofcom broadband and mobile coverage checker. Please contact us for further information.

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## Accommodation

### Services

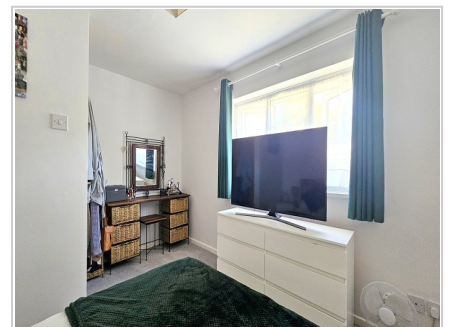
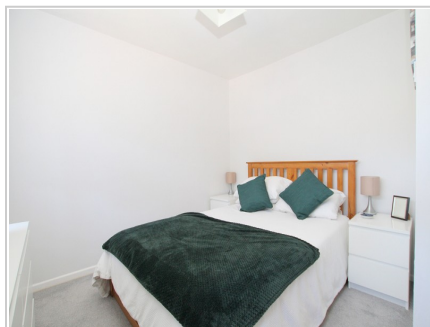
Mains electricity, mains water, mains gas, mains drainage

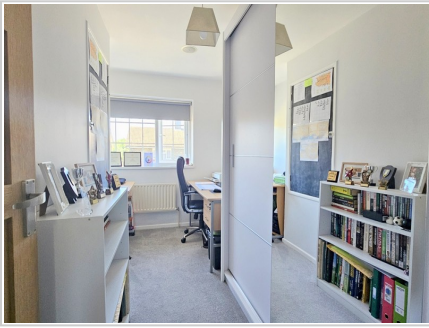
EPC Rating:67

### Council Tax

Band Not Specified

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*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. 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.*