



ZOOM
HYBRID ESTATE AGENT

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Black Scotch Lane
Pease Pottage
Crawley
West Sussex.
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£400,000



- TWO BEDROOM SEMI DETACHED
- OPEN PLAN KITCHEN/LIVING ROOM
- LARGER THAN AVERAGE REAR GARDEN
- DRIVEWAY
- REMAINDER OF NHBC WARRANTY
- SOUGHT AFTER MODERN DEVELOPMENT
- BATHROOM
- DOWNSTAIRS WC
- INTERNAL VIEWING RECOMMENDED

Ref: PRA12966

Viewing Instructions: Strictly By Appointment Only

General Description

Zoom are delighted to offer for sale this two bedroom semi detached home located within the sought after Woodgate Development in Pease Pottage. In brief the accommodation comprises of a spacious open plan kitchen/living room, downstairs WC, two double bedrooms and a modern family bathroom. Outside the property is a larger than average enclosed rear garden and a driveway for two vehicles.

Further benefits include double glazed windows, gas central heating and the remainder of the NHBC Warranty.

This development is an ideal location, boasting the Fastway bus route 20 offering direct access to Three Bridges station and Gatwick airport. The development also features a large communal field, children's park, community centre, coffee shop, and store.

An internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;



Kitchen/Living Room (26' 07" x 14' 06") or (8.10m x 4.42m)

Equipped in a range of base and eye level units with island, stainless steel sink with draining board and mixer tap, oven with hob and extractor hood over, integrated fridge/freezer, integrated dishwasher, dining area, lounge area with TV point, two radiators, under stairs cupboard, windows to front and rear, doors to rear garden, stairs to first floor.

WC

Low flush WC, wash hand basin, radiator, window to front.

First Floor Landing

Loft access, radiator, cupboard housing boiler, doors to;



Bedroom 1 (14' 05" x 9' 03") or (4.39m x 2.82m)

Window, radiator, fitted wardrobe.



Bedroom 2 (14' 05" x 8' 09") or (4.39m x 2.67m)

Window, radiator, cupboard.



Bathroom

Comprising an enclosed bath tub, wall mounted shower, low flush WC, wash hand basin, radiator, window, part tiled walls.



Rear Garden

Positioned on a larger than average plot, gated side access, patio area, area of lawn, garden shed.

Driveway

Service Charge

We have been informed there is an annual estates service charge of £460.00

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:83

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



Approx. Gross Internal Floor Area 770 sq. ft / 71.52 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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.