



**ZOOM**  
HYBRID ESTATE AGENT

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Withypitts East  
Turners Hill  
Crawley  
West Sussex.  
RH10

£345,000



- THREE BEDROOM END OF TERRACED HOME
- SOUGHT AFTER VILLAGE LOCATION
- LOUNGE
- KITCHEN
- DOWNSTAIRS WC
- BATHROOM
- FRONT AND REAR GARDEN
- COUNTRYSIDE VIEWS
- NO CHAIN

Ref: PRA13025

## Viewing Instructions: Strictly By Appointment Only

### General Description

Zoom are delighted to offer for sale this three bedroom end of terrace house located within the popular and desirable village of Turners Hill. In brief the accommodation comprises of an entrance hall, kitchen, lounge, utility room, downstairs WC, three bedrooms and family bathroom. Outside the property is an enclosed rear garden and front garden.

Offered to the market with no onward chain, the property is also conveniently situated within walking distance from the local amenities, schools and public transport links as well as offering stunning country side views to the rear.

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

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### Accommodation

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#### Front Door

Opening to;

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#### Entrance Hall

Stairs to first floor, cupboard, leading to;

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#### WC

Low flush WC, wash hand basin, window.

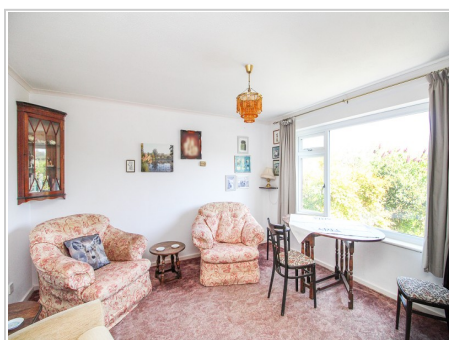
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#### Kitchen (9' 09" x 9' 06" ) or (2.97m x 2.90m)

Equipped in a range of base and eye level units comprising a stainless steel sink with draining board and mixer tap, space for oven, space for white goods, window, part tiled walls.

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#### Lounge (13' 02" x 13' 01" ) or (4.01m x 3.99m)

TV Point, window.

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Utility Room (7' 08" x 5' 08" ) or (2.34m x 1.73m)

Door to rear access.

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## First Floor Landing

Loft access, airing cupboard, doors to;

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Bedroom 1 (10' 07" x 9' 09" ) or (3.23m x 2.97m)

Window to rear, fitted wardrobe.

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Bedroom 2 (9' 07" x 9' 07" ) or (2.92m x 2.92m)

Window to front, fitted wardrobe.

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Bedroom 3 (9' 01" x 6' 04" ) or (2.77m x 1.93m)

Window to rear.

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Bathroom

Comprising an enclosed bath tub, low flush WC, vanity wash hand basin, window, part tiled walls.

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## Rear Garden

Fully enclosed with gated rear access.

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## Services

Mains electricity, mains water, mains drainage

EPC Rating:61

## Tenure

We are informed that the tenure is Freehold

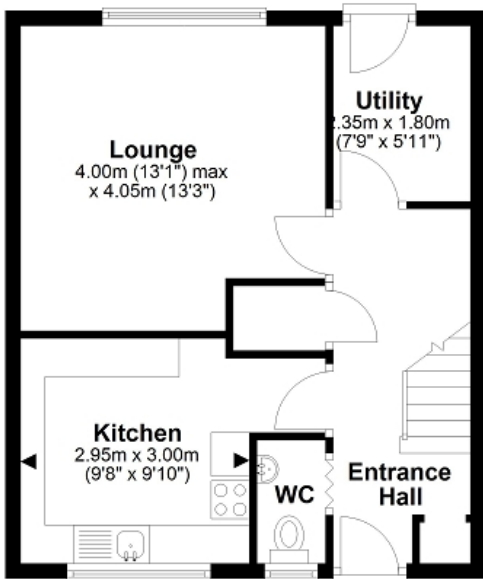
## Council Tax

Band C



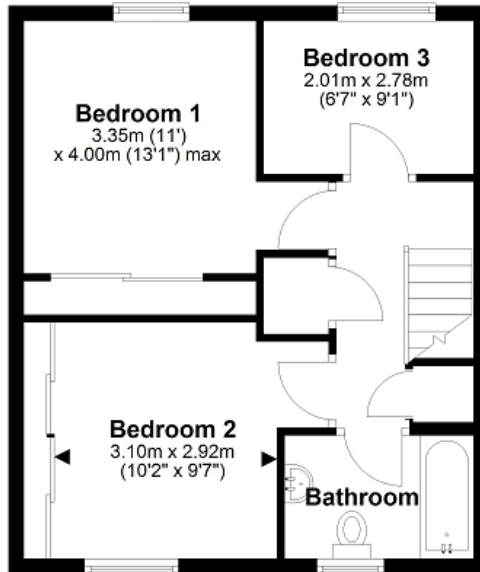
## Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 83.2 sq. metres (895.3 sq. feet)

These images 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. 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.*