



Guide Price £290,000 - £310,000 Freehold

T: 01293 531721

Tilgate, Crawley RH10

 3  1  1  Y  N 

 Moore & Partners

## Guide Price £290,000 - £310,000

**This beautiful terrace property has been upgraded to a high standard by the current owner over the past few years and now offers someone an opportunity to move straight in and enjoy. Offering excellent living accommodation and a 50' rear garden. A must view.**

Accommodation in brief on the ground floor; Entrance hall, spacious lounge/diner, stylish re-fitted kitchen. To the first floor there are three well-proportioned bedrooms and a re-fitted family bathroom with power shower.

Entering this beautiful presented property you walk immediately into the spacious light and bright entrance hall with ample space for coats and shoes, built in storage cupboards and open staircase to first floor. The entrance hall provides access to the re-fitted kitchen. The stylish kitchen offers a generous range of base and eye level units set against splash back tiling with wooden work-surface surround. Within the kitchen there are a number of built in appliances such as an oven with hob and extractor fan. A rear aspect window allows plenty of natural light to filter through and provides a great view of the rear garden. A door then provides access through to the wonderful sized double aspect 21' lounge/diner. The lounge/diner provides a great relaxation space for all the family with natural light coming from the front aspect double glazed window which overlooks the front of the property and the double opening doors which overlooks and provides access in to the rear garden.

The first floor landing provides access to the loft space, all three bedrooms and family bathroom. The Master bedroom can comfortably hold a king-size bed and provides space for free standing bedroom furniture which overlooks the front of the property. Bedroom two is a double bedroom and can comfortably hold a double bed and provides space for free standing bedroom furniture. Bedroom three is a decent sized single bedroom with a built in over-stairs single wardrobe cupboard. The family bathroom has been re-fitted with a stylish three piece white suite which is set against tiled walls and floor. There is a power shower with shower screen, heated towel rail and double glazed window.

The 50' rear garden is a real benefit to the property with its westerly aspect, making the most of the British sunshine. The garden has a couple of different aspects to it, including a patio area, grassed lawn and wooden decked seating area. Surrounding the garden there are raised flower bed holding a variety of plants and shrubs. The garden is enclosed with panelled fencing. This lovely garden provides some privacy and seclusion.



# Room Details

## Ground Floor

Entrance Hall 11'11" x 9'2" (3.63m x 2.79m)

Kitchen 10'2" x 9'0" (3.10m x 2.74m)

Lounge/Diner 21'5" x 9'10" (6.53m x 3.00m)

## First Floor

### Landing

Master Bedroom 11'9" x 10'11" (3.58m x 3.33m)

Bedroom Two 12'4" x 10'2" (3.76m x 3.10m)

Bedroom Three 11'10" x 7'1" (3.61m x 2.16m)

Family Bathroom 7'9" x 5'10" (2.36m x 1.78m)

## Outside

Front Garden

Rear Garden 50'0" (15.24m)



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

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

