



Guide Price £300,000 - £325,000 Freehold

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Moore & Partners

**Guide Price £300,000 - £325,000**

**This three-bedroom terrace property is located in Gossops Green and just 0.5 miles from Ifield Train station. The property offers spacious accommodation with the added benefit of a double-glazed conservatory and a generous rear garden. No Onward Chain.**

This three-bedroom terrace property is located within the very desirable area of Gossops Green. Providing excellent access to Ifield Train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The property has been very well maintained by the current owners. The open plan living provides flexible living space. The house makes an ideal family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property also features a generous rear garden and a utility area.

Entering this property, you walk immediately into the spacious light and bright entrance hall with ample space for coats and shoes and open staircase to first floor. The entrance hall provides access to the fitted kitchen and open plan lounge/diner. The kitchen offers a generous range of base and eye level units set against splash back tiles with work-surface surround. Within the kitchen there are a number of built in appliances. A rear aspect window allows plenty of natural light to filter through and provides a great view of the rear garden. A double-glazed door leads directly out to the rear garden and patio area. A door then provides access through to the wonderful sized double aspect 22'3" open plan 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. Sliding patio doors provide access into the double-glazed conservatory which overlooks and provides direct 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 a built-in range of bedroom furniture with additional floor space for free standing bedroom furniture and 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 is fitted with a two-piece white suite which is set against tiled walls and floor. Adjacent to the bathroom is the separate w/c with window.

The generous rear garden is a real benefit to the property with its southerly aspect, making the most of the British sunshine. The garden has a couple of different aspects to it, including a patio area and grassed lawn. Surrounding the garden there are flower beds holding a variety of plants and shrubs. The garden is enclosed with panelled fencing and has a detached wooden constructed garden shed.



# Room Details

## Ground Floor

Entrance Hall

Utility Room 6'3" x 4'11" (1.91m x 1.50m)

Kitchen 10'1" x 9'1" (3.07m x 2.77m)

Lounge/Diner 20'3" x 9'10" (6.17m x 3.00m)

Conservatory 10'1" x 9'3" (3.07m x 2.82m)

## First Floor

Landing

Master Bedroom 11'9" x 11'0" (3.58m x 3.35m)

Bedroom Two 12'5" x 10'1" (3.78m x 3.07m)

Bedroom Three 11'9" x 7'6" (3.58m x 2.29m)

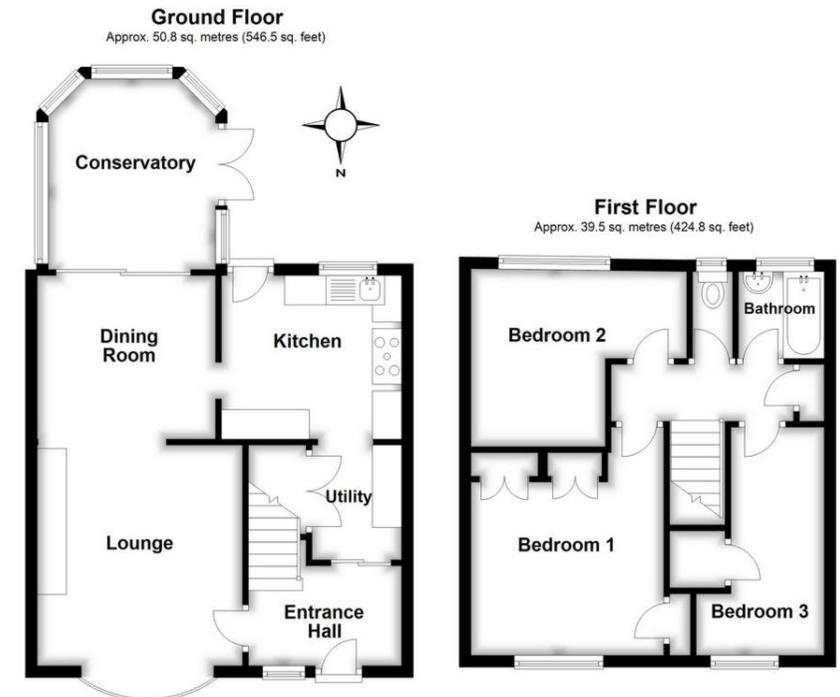
Bathroom

Separate W/C

## Outside

Front Garden

Rear Garden



Total area: approx. 90.2 sq. metres (971.3 sq. feet)

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.

