



Guide Price £205,000 - £210,000 Share of Freehold

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Hayling Court, Broadfield, Crawley, RH11 9JE

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GUIDE PRICE £205,000 - £210,000.

OFFERED TO THE MARKET WITH A 'SHARE OF FREEHOLD' IS THIS WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT. ACCOMMODATION COMPRISES, LOUNGE/DINER, KITCHEN, TWO BEDROOMS, BATHROOM AND SINGLE GARAGE EN-BLOC. AVAILABLE WITH NO ONWARD CHAIN.

A VIEWING IS A MUST

Located on the edge of Broadfield, within the borough of Crawley this property is conveniently situated for Crawley train station and local buses, with further easy access to Horsham, M23 motorway, Gatwick airport and a number of well-regarded primary and secondary schools.

On entering the property, you walk immediately into the ground floor entrance hall where stairs rise to the second floor and the front door is located to your left. Upon entering into the property, you step in the spacious entrance hall which provides access to the open plan lounge/diner, kitchen, master bedroom, bedroom two and family bathroom. The entrance hall is a great space and has adequate storage in the form of two cupboards and access to the loft. The Lounge/diner provides a great relaxation space and is enhanced with natural light, from the double glazed window that overlooks the communal gardens. The kitchen has been recently refitted with a range of base and eye level units complimented with work surface space and built in electric hob, electric oven, cooker hood and under counter fridge and freezer. There is additional space for a washing machine. The Master bedroom can comfortably hold a double bed with adequate space for free standing bedroom furniture whilst benefitting a double fitted wardrobe. Bedroom two is a smaller double bedroom which benefits a built in single wardrobe. The family bathroom comprises of a three piece white suite with shower over the bath set against stylish tiling, with a window allowing for natural light and ventilation.

Outside the block, residential parking areas are available on a first come first serve basis to either the front or rear of the building, with a private, single garage en-bloc. Communal gardens are located to the front, back and sides, with communal refuse area and clothes drying area.

EPC Rating D



Room Details

Flat

Ground Floor

Communal Entrance

Second Floor

Entrance Hall

Lounge/Diner

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Communal Gardens

Single Garage

Ground Rent

Service Charge

Lease

Share Of Freehold Interest

16'1" x 9'9" (4.90m x 2.97m)

9'3" x 8'4" (2.82m x 2.54m)

16'1" x 8'3" (4.90m x 2.51m)

11'5" x 5'9" (3.48m x 1.75m)

6'4" x 5'5" (1.93m x 1.65m)

Zero Per Annum

Current Year £1080

In Excess 950 Years



These drawings are for representational purposes only.

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.

