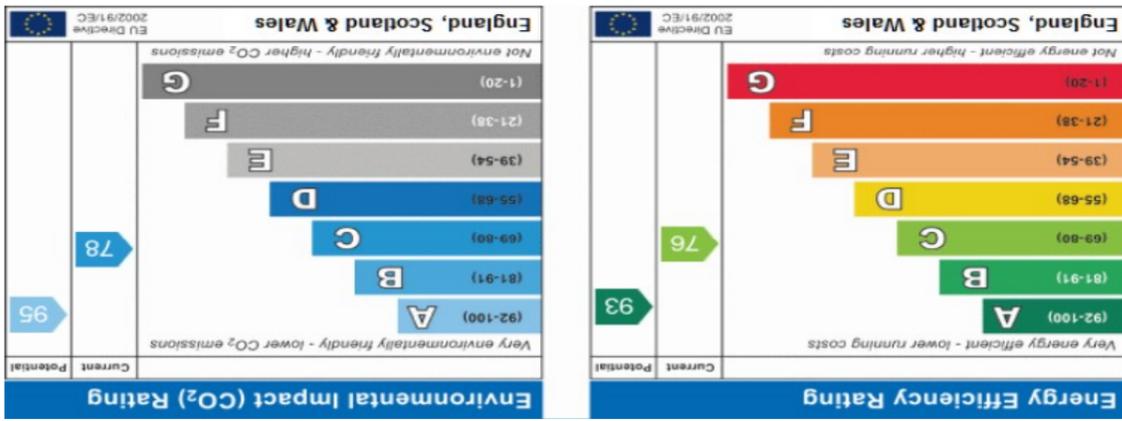




Shillan
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1 Shire Parade, The Ridings, Worth, Crawley, RH10 7XR



CONSUMER PROTECTION REGULATIONS

a) no enquiries have been made, nor representation given, regarding planning consents or building regulation approval.

b) Burglar alarm system, telephone, TV aerial and power points have not been tested, nor have plumbing, central heating systems, fires and fireplaces, wiring, services, appliances or white goods.

c) The structure of the property has not been investigated in any way, nor has any check on the boundaries, tenure or title been made.

d) If there is anything in these details of particular importance to you, please contact us and we will check the information. Otherwise, purchasers must make their own enquiries.

SHILLAN
ALL VIEWING ARRANGEMENTS ARE STRICTLY VIA APPOINTMENT WITH



36 Sissinghurst Close Pound Hill Crawley RH10

An upgraded and well presented two double bedroom staggered terrace house constructed in the 1980's by messres Laing Homes and situated in a popular cul de sac location forming part of the much favoured Crabbet Park development with in the neighbourhood of Worth/ Pound hill. Accommodation consists of entrance hall, lounge, refitted kitchen, landing, bedrooms and refurbished bathroom. Outside there is a small front and enclosed west facing rear garden and allocated parking. Benefits include double glazing and the installation of gas fired heating to radiators.

£270000.00 Freehold

Covered entrance porch

Integral store, panel style double glazed door to:

ENTRANCE HALL

Built in cloaks cupboard, double panel radiator, light wood effect flooring, stairs to first floor, under stairs recess, panel doors to kitchen and:

LOUNGE 16'4" x 11'7" (4.98m x 3.53m)

Rear aspect, double panel radiator, double glazed sliding patio doors to rear garden.

KITCHEN 10'8" x 5'5" (3.25m x 1.65m)

Front aspect, refitted with a range of cream colour fronted units comprising wall and floor cupboards, drawers, complimentary laminate wood effect work surfaces with inset stainless steel single drainer sink unit, mixer tap, part ceramic tiled walls, appliance space, wine rack, stainless steel canopied extractor filter, double glazed window, light wood effect flooring, part open to lounge.

FIRST FLOOR LANDING

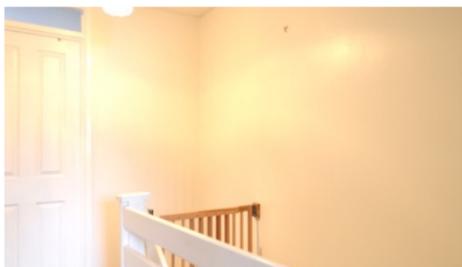
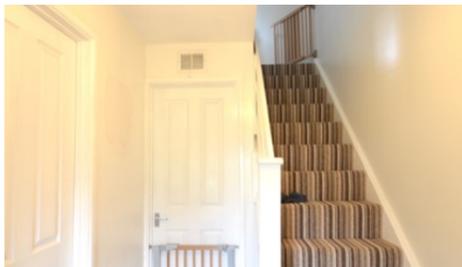
Access hatch to loft, panel doors to:

BEDROOM ONE 9'7" plus wardrobes x 9'2" (2.92m x 2.79m)

Triple fronted floor to ceiling wardrobe cupboards with sliding doors, double glazed window, single panel radiator.

BEDROOM TWO 11'7" x 8'5" (3.53m x 2.57m)

Front aspect, double glazed window, single panel radiator, built in cupboard.



REFITTED BATHROOM

With modern white suite comprising panel enclosed bath, mixer tap, separate wall mounted chrome style shower fitting and spray attachment, glazed side screen, pedestal wash basin, mixer tap, low flush wc, part ceramic tiled walls, chrome style towel rail/radiator, extractor fan, light wood effect flooring.

OUTSIDE

ALLOCATED PARKING

FRONT GARDEN

REAR GARDEN

West facing, decked patio area, lawn, timber shed and boundary fencing, gated rear access.