



2 bed apartment to buy in RH10

Three Bridges Road, Three Bridges,
Crawley, West Sussex, RH10 1JQ

£190,000 Starting Bid

 x 2  x 1  x 2

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ 975 years remaining on lease (to
be legally verified)
- ✓ Two bathrooms: ensuite shower
room plus separate main
- ✓ Outside access: living area French
doors open onto a paved area
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Ground floor | Two double bedrooms | Two bathrooms | 975 year lease TBV | No onward chain | Patio area | Two allocated parking spaces | Short walk to town centre/station | Ideal first time or investment purchase | Early viewings recommended

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Greenaway Residential Estate Agents Crawley is delighted to bring to the market this modern, beautifully presented two double bedroom, ground floor apartment. Nestled in a highly convenient pocket of Three Bridges, the property represents an exceptional opportunity for first-time buyers, downsizers, or investment buyers, further enhanced by the benefit of being offered with no onward chain. A major benefit of this property is the long leasehold interest, which has approximately 975 years remaining, providing long-term security and peace of mind for incoming owners, though prospective buyers will need to verify this via their legal conveyancer.

The location provides an unparalleled balance of peaceful residential living and urban convenience, sitting less than half a mile from the vibrant heart of Crawley town centre and its extensive shopping facilities at the County Mall. Commuters are superbly catered for, with Crawley train station located just a nine-minute walk away and Three Bridges station accessible in under a four-minute drive or twenty-minute walk. Three Bridges offers direct, high-frequency Thameslink and Southern services into London Victoria and London Bridge in under forty minutes, alongside direct routes to Brighton. Additionally, the reliable, 24-hour Fastway bus network runs close by, providing seamless, round-the-clock connections to the Manor Royal Business District and Gatwick Airport, while the A23 and M23 (Junction 10) are easily accessible by car. The neighbourhood is also highly regarded for its excellent local education options, sitting within easy reach of both Three Bridges Primary School and Hazelwick Secondary School.

The property itself is situated within a secure building featuring an entry-phone intercom system and a well-maintained communal entrance hall. The personal front door opens into a welcoming entrance hallway equipped with a security receiver, a practical airing cupboard, and an additional deep storage cupboard. This leads through to a bright, dual-aspect, 'L' shaped living and dining room. A standout feature of this living space is the double-glazed French doors with flanking windows that open directly onto a low-maintenance, paved outside area finished with artificial grass. An open archway leads into a modern kitchen, which is well-appointed with wall and base units, a stainless steel sink, a built-in oven and microwave, a hob with an extractor hood, and an integrated fridge/freezer.

The sleeping accommodation consists of two well-proportioned double bedrooms. The principal bedroom suite boasts a dedicated, dual-aspect dressing area with a built-in wardrobe, as well as a private en-suite shower room fitted with a modern white suite, a low-level WC, a wash hand basin with a built-in vanity cupboard, and a heated towel rail. The second double bedroom offers excellent flexibility as a guest room or a generous home office, and is served by the main bathroom, which features a crisp white suite comprising a panelled bath with a shower attachment, a vanity-integrated wash hand basin, a low-level WC, and a heated towel rail.

Externally, the development provides excellent parking provisions, including two allocated parking spaces specifically for this apartment alongside an abundance of dedicated visitor spaces. With an EPC rating of D, the immense benefit of no onward chain, and a lengthy lease, an early viewing is highly recommended to appreciate the accommodation and superb location on offer.

The property is sold with vacant possession but was until recently let, achieving £1450 pcm.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 975

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £3,500.00

Price: Starting Bid £190,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

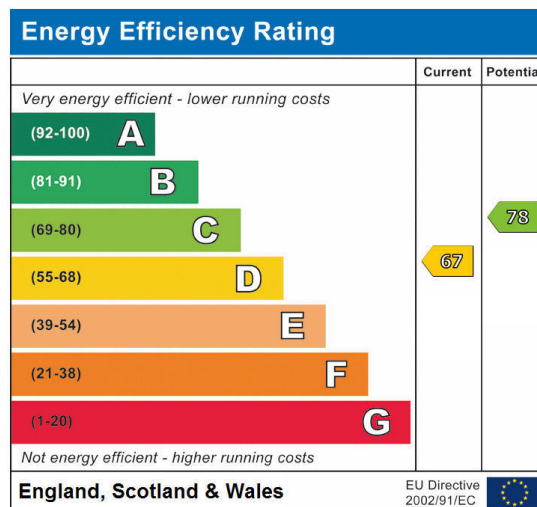
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Three Bridges Road, Three Bridges, Crawley, West Sussex, RH10 1JQ

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

