

29 Rother Crescent  
Crawley  
West Sussex.  
RH11 8DG

310,000



- Three Bedrooms
- Mid Terraced House
- Driveway To Front
- Enclosed Rear Garden
- Conservatory
- Spacious Living Accommodation
- Popular Residential Location
- No Onward Chain

**Ref: PRA12233**

Viewing Instructions: Strictly By Appointment Only

## General Description

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Zoom995 are pleased to welcome to the market this spacious three bedroom mid terraced family home, situated in the popular residential location of Gossops Green, Crawley. The property is in need of some modernisation, but has plenty of scope to modernise and make into a perfect family home. Internally, the property comprises of a large entrance hall with ample storage space. To the front of the property is a good sized lounge, with an equally spacious dining room to the rear. In addition to this, the property benefits from a kitchen with space for a range of modern appliances and white goods, whilst offering access to the rear garden. There is also a conservatory to the rear. On the first floor, the property benefits from two large double bedrooms, and a good sized third bedroom with built in storage, which would make for an ideal home office or children's bedroom. The accommodation is complete with a bathroom and separate WC. Externally, the property boasts a private rear garden laid to lawn and a large driveway to the front. Located in the popular residential location of Gossops Green, the property is within easy reach of local shops, Ofsted rated schools and a range of transport links which include local bus routes and Ifield Train Station.

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## Accommodation

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### Front

Paved driveway, leading to

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### Entrance Porch

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### Entrance Hall

Window to front. Stairs to first floor, laminate flooring, power points and radiator.

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### Lounge (15' 03" x 10' 04" ) or (4.65m x 3.15m)

Window to front, TV point, laminate flooring, power points and radiator.

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### Dining Area (9' 01" x 9' 09" ) or (2.77m x 2.97m)

Patio doors to rear. Laminate flooring, power points and radiator.

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### Kitchen (9' 09" x 10' 04" ) or (2.97m x 3.15m)

Window and door to rear. A range of base and wall mounted units, stainless steel sink top and drainer. Electric oven, electric hob and extractor fan overhead. Plumbing for washing machine and space for fridge. Tiled flooring, part tiled walls and power points.

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## Conservatory

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### Landing

Door to all rooms, loft access, storage cupboard and fitted carpet.

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### Bedroom 1 (10' 08" x 10' 08" ) or (3.25m x 3.25m)

Window to front, storage cupboard, laminate flooring, power points and radiator.

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## Bedroom 2 (9' 09" x 12' 04" ) or (2.97m x 3.76m)

Window to rear, laminate flooring, power points and radiator.

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## Bedroom 3 (11' 07" x 7' 03" ) or (3.53m x 2.21m)

Window to front, storage cupboard, laminate flooring, power points and radiator.

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## Bathroom

Window to rear. Wash hand basin and bath with shower attachment. Part tiled walls and radiator.

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## WC

Window to rear. Low level WC and laminate flooring.

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## Rear Garden

Enclosed by fences and laid to lawn.

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## Parking

Driveway to front.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.