GREENAWAY
RESIDENTIAL



Guide price £270,000 - £280,000 | Two bedroom ground floor maisonette | Large rear garden | New roof Jan 2026 | Long lease 175 years | Fitted kitchen | Gas central heating | Separate bathroom & W.C | Well presented throughout | Close to Ifield station

Ryelands, Gossops Green, Crawley, West Sussex, RH11 8EJ

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EPC Rating: C

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109 Boscobel House, High Street, Crawley, RH10 1DD



Guide price £270,000 - £280,000. Greenaway Residential Crawley are delighted to be chosen to bring to the mark this wonderfully presented and generous sized ground floor maisonette with two double bedrooms, large private garden and ample space throughout. The property benefits from a convenient location close to town centre, train station, local shops and amenities and surrounded by some of the best schools in the area offering the perfect property for a 1st purchase or someone looking to downsize whom wants to retain a substantial garden.



The property is entered via front door into an inner hallway with access to all rooms and contains fitted cupboards, handy for storage, side access door and access to garden with communal outside area. There is a large lounge with wood effect flooring matching throughout the property, with French doors to rear garden. Additionally, there is a fitted w.c with low level toilet and sink with frosted glass window and radiator. The family bathroom offers a fitted bath with shower, sink, radiator, frosted glass window to front.
There is a stylish modern fitted kitchen, part tiled with range of wall and base units, storage,



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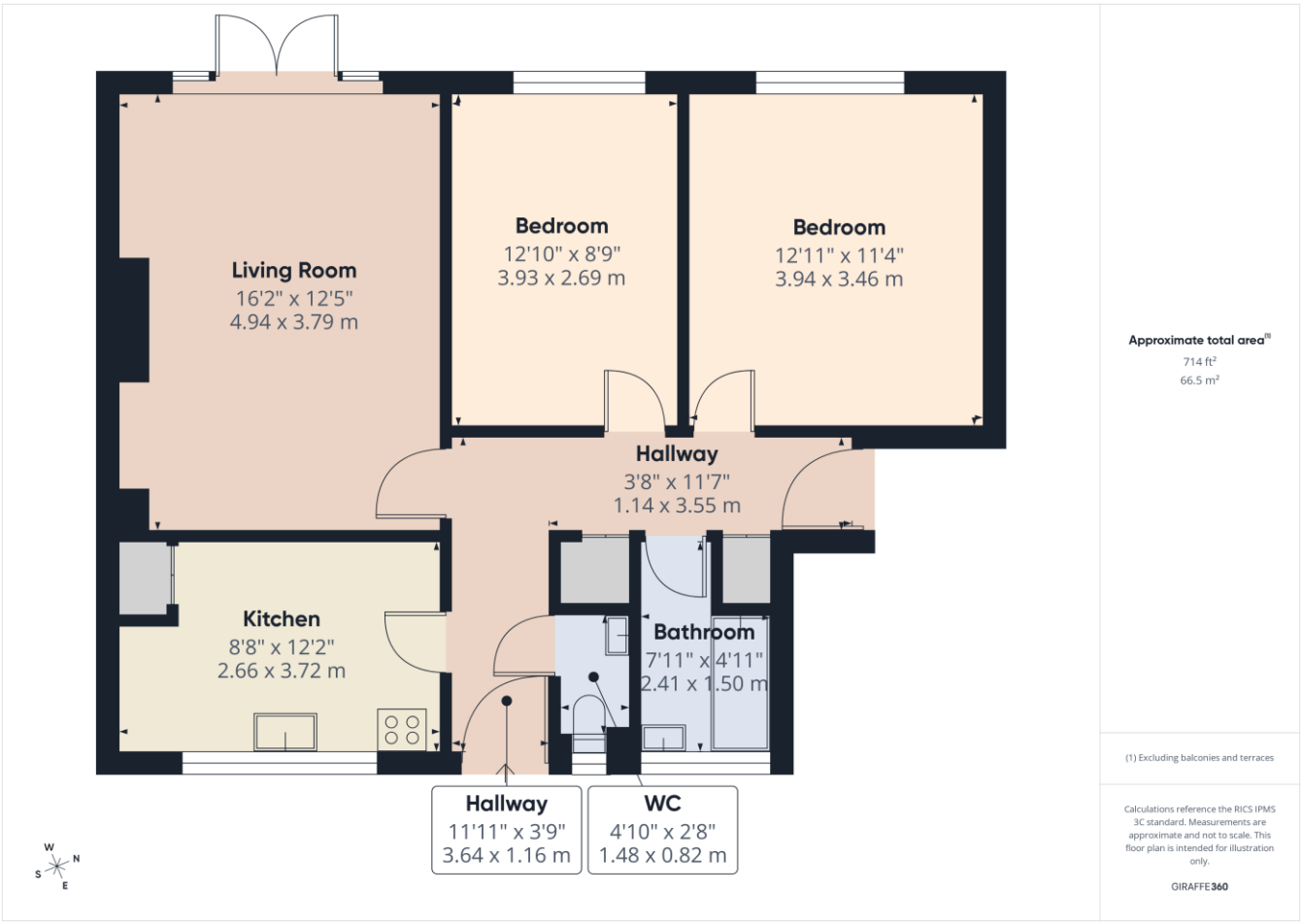
cupboards and units, with space for washing machine, dishwasher and there is a fitted cooker with 4 ring electric hob with splash back and chrome extractor fan. There are full width windows over looking the front, stainless steel sink with drainer and mixer tap. There is a further fitted cupboards containing the combi boiler and ample work surfaces with electrical sockets for additional appliances.

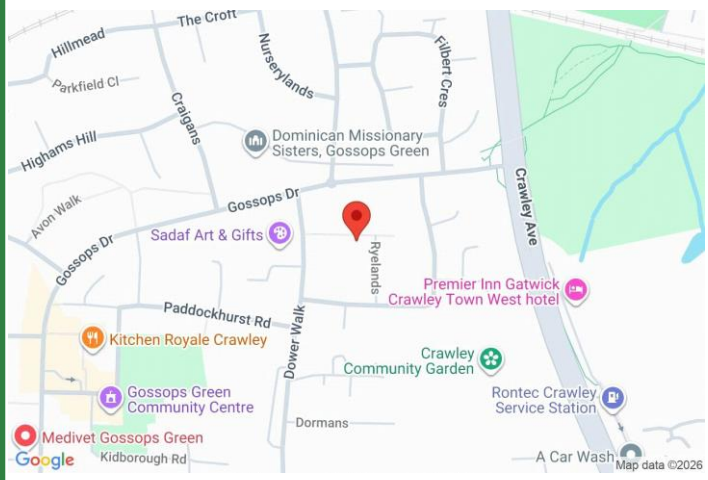
Furthermore, there are two generously sized double bedrooms with views of the rear garden and wall mounted radiators.
Externally, to the front there is ample on road parking and a front garden laid to lawn with side access to rear containing bin cupboards. The rear offers up a large private rear garden mainly laid to lawn with mature shrubs and patio area, shed and roofed BBQ/storage area for those whom love a relax and enjoy the outside space in the summer months.

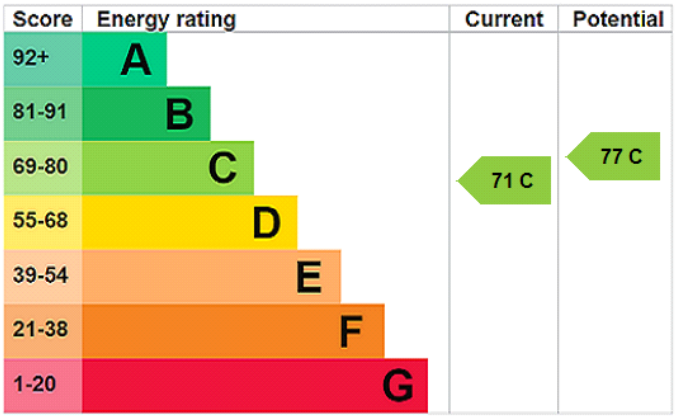
The property benefits from a long 175-year renewed lease, peppercorn ground rent and a nominal service charge of £500 per month which includes the newly replace roof, facias and gutters Jan 2026. The property also included full Upvc double glazing throughout and gas central heating via combi boiler. The property is offered in good décor ideal for those looking to do little or no work on a property.

The location offers unmatched convenience. Residents benefit from excellent local amenities, including nearby shops, schools, medical services, and public transport links. Crawley town centre and Gatwick Airport are just a short journey away via reliable bus routes and well-connected road links, making this a superb base for commuters and families. Gossops Green is a well-regarded neighbourhood, rich in community spirit, bordering scenic areas like Ifield Mill Pond and Buchan Country Park for weekend enjoyment. Sought-after local schools, including Holy Trinity, are also within easy reach and offers access to Ifield station within 0.5 miles with access to the city within the hour.

With its generous proportions, attractive presentation, flexible living spaces, and enviable location, this home represents a wonderful opportunity to enjoy comfortable







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