







Friars Rookery, Three Bridges, Crawley, RH10 1PQ

TWO DOUBLE BEDROOMS | PRIVATE GARDEN | CONSERVATORY | WALKING DISTANCE TO THREE BRIDGES STATION

Situated in the popular area of Friars Rookery, Crawley, this well-presented two-bedroom first-floor maisonette offers spacious accommodation together with the considerable benefit of its own private garden.

The property features a large living room, providing plenty of space for both relaxing and entertaining, along with a modern fitted kitchen. There are two generous double bedrooms, making the property ideal for first-time buyers, couples, small families or those looking for additional space to work from home.

A particular highlight is the conservatory, which enjoys views over the private garden and provides a useful additional reception space with direct connection to the garden.

Outside, the private garden is a fantastic feature and provides an excellent space for relaxing, entertaining or enjoying some outdoor space of your own – something rarely available with a maisonette.

Further benefits include gas heating to radiators and double-glazed windows.

The location is particularly convenient, with Three Bridges railway station and Crawley town centre both within walking distance, providing excellent access to rail connections, shops, restaurants and other local amenities.

An excellent opportunity to purchase a spacious two-bedroom maisonette with a private garden in a convenient and popular Crawley location. Internal viewing is highly recommended.

£280,000 Leasehold

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- Two spacious double bedrooms
- Large living room and modern fitted kitchen
- Remaining lease 81 years
- Private rear garden – a rare feature for a maisonette
- Walking distance to Three Bridges Station
- Service Charge £605 pa Ground Rent £10 pa
- First-floor maisonette with conservatory
- Gas central heating & double glazing

Entrance Hall

Cloakroom

Conservatory
16'10" x 7'8" (5.15 x 2.35)

Stairs to first floor Landing

Living Room
21'3" x 11'7" (6.50 x 3.54)

Kitchen
14'11" x 6'11" (4.56 x 2.11)

Bedroom 1
12'2" x 9'4" (3.72 x 2.87)

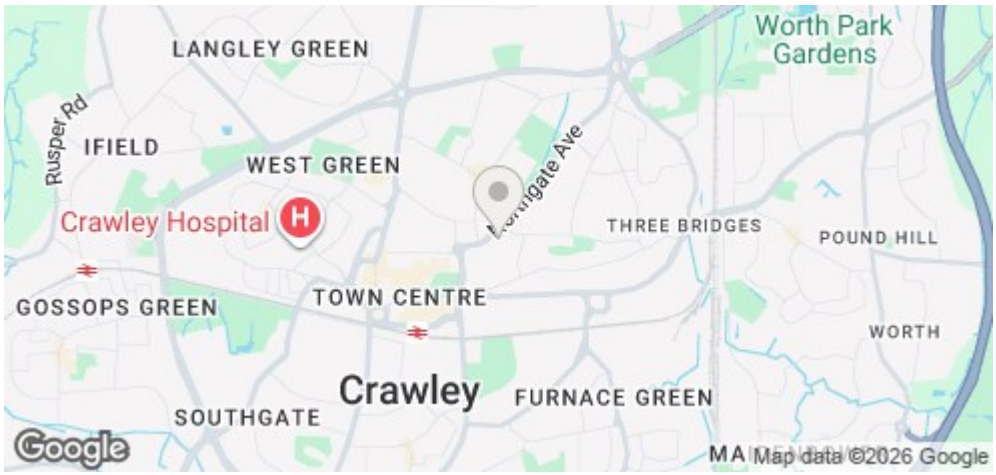
Bedroom 2
11'5" x 9'9" (3.49 x 2.99)

Bathroom

Outside

Private Rear Garden

Council Tax Band: C







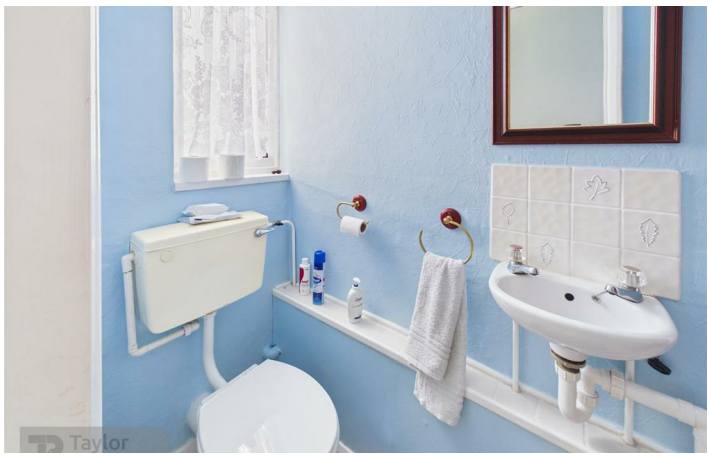






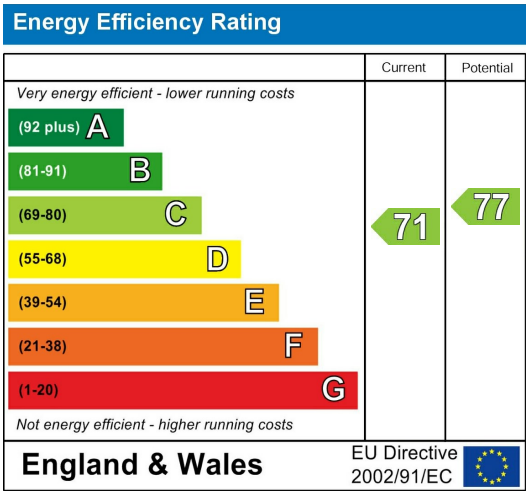






Floor Plan





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