

Connells

Poynings Road
Ifield Crawley

Poynings Road
Ifield Crawley RH11 0TW

for sale offers over
£325,000







Property Description

A well-presented two-bedroom mid-terrace home situated in the popular residential area of Ifield, Crawley. Offering bright and spacious accommodation throughout, the property features a modern fitted kitchen, generous living/dining room, downstairs cloakroom and a landscaped rear garden, making it an ideal first-time purchase or investment opportunity.

The accommodation begins with an entrance hall providing access to a convenient ground floor cloakroom and kitchen, which offers a range of attractive wall and base units, ample worktop space and integrated appliances. To the rear of the property is a spacious living/dining room, providing an excellent space for both relaxing and entertaining, with direct access to the rear garden.

On the first floor are two well-proportioned double bedrooms, including a generous principal bedroom, alongside a family shower room.

Externally, the rear garden has been thoughtfully landscaped, featuring a patio seating area, raised artificial lawn and a useful storage shed, creating a low-maintenance outdoor space to enjoy throughout the year. The property further benefits from driveway parking, providing convenient off-road parking.

Conveniently located on Poynings Road, the property is within easy reach of local shops, schools, bus routes and Ifield railway station, offering excellent transport links to Crawley town centre, Gatwick Airport and London.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was officially declared as a New Town and now has 14 neighbourhoods.

The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.







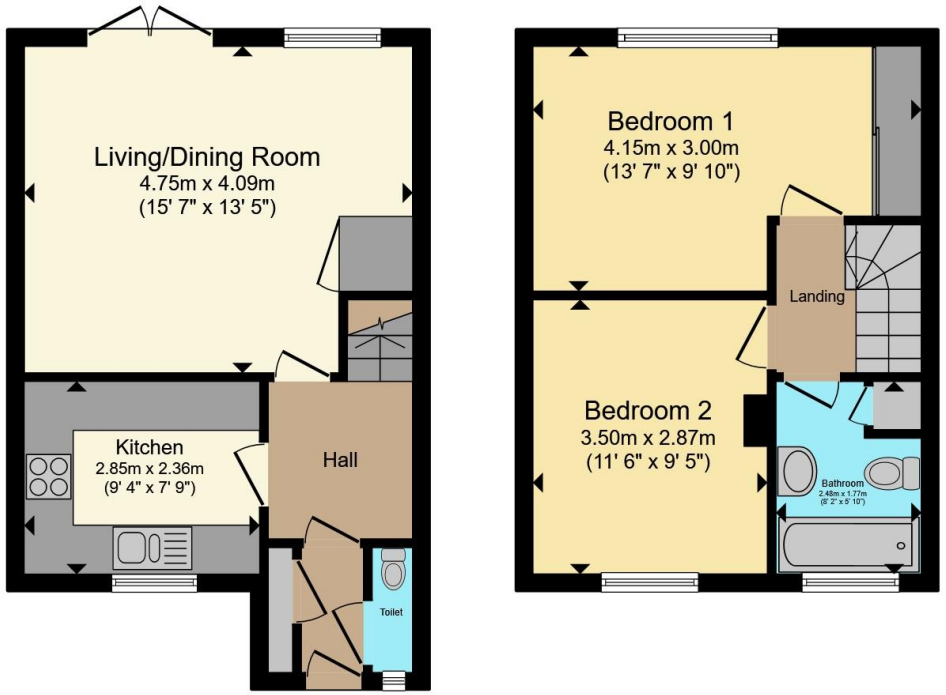












Ground Floor **First Floor**

Total floor area 63.5 m² (683 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01293 515 444
E crawley@connells.co.uk

57 High Street
CRAWLEY RH10 1BQ

EPC Rating: Awaited

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CWY410452

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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