

Leybourne Close Crawley, RH11 9QX

A one bedroom terrace house, located within the residential area of Tollgate Hill, conveniently situated within close proximity of local transport links. The property comprises living room with doors to garden, fitted kitchen, bathroom with shower and good sized double bedroom, outside is a private enclosed garden with side access, double glazed and allocated parking. The property is currently rented at £965.00pcm so would make an ideal investment or with relevant notice vacant possession can be provided making a great first time buy.

£215,000 - Freehold



ACCOMODATION

Living Room 14'9" max 8'1" min x 11'4"

Kitchen 7'6" x 7'2"

Bedroom 14'2" x 9'8" max 8'4" min

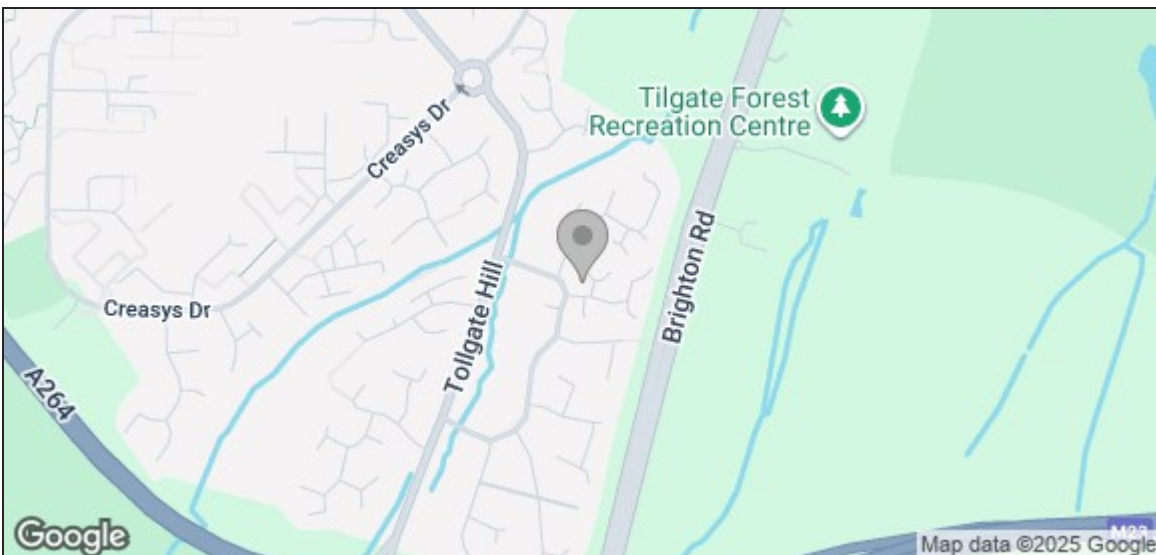
Bathroom 7'8" x 5'7"

Rear Garden Approx/ 25ft.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**WILLIAMS
HARLOW**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	