



**Taylor  
Robinson**



## Treeview, Tollgate Hill, Crawley, RH11 9QH

Nestled in the charming area of Tollgate Hill, Crawley, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers. Built in 1983, the property spans a comfortable 646 square feet and boasts a modern open-plan living space, perfect for both relaxation and entertaining.

As you enter, you will appreciate the warmth provided by the radiator heating and the abundance of natural light streaming through the double-glazed windows. The well-proportioned reception room flows seamlessly into the dining area, creating a welcoming atmosphere for family and friends.

The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the enclosed south-facing rear garden, which provides a private outdoor retreat. This space is ideal for enjoying sunny days or hosting gatherings. Additionally, the garden leads to an allocated parking space, adding to the convenience of this lovely home.

The location is equally appealing, with easy access to local buses, shops, and a nearby wooded copse, perfect for leisurely walks or outdoor activities. This property truly embodies the essence of comfortable living in a vibrant community.

In summary, this two-bedroom terraced house in Treeview, Crawley, is a fantastic choice for those looking to step onto the property ladder. With its inviting living space, private garden, and excellent local amenities, it is a must-see for prospective buyers.

**£275,000 Freehold**

# Treeview, Tollgate Hill, Crawley, RH11 9QH



- 2 Bedroom House
- Open Plan Living Room & Dining Area
- Modern Kitchen
- Gas Heating to Radiators & Double Glazed windows
- Enclosed Rear Garden
- Allocated Parking Space
- Close to Shops & Buses

**Living & Dining Room**  
18'6" x 14'7" (5.65 x 4.45)

**Kitchen**

Stairs to first floor Landing

**Bedroom 1**

9'3" x 8'11" (2.83 x 2.74)

**Bedroom 2**

7'11" x 5'7" (2.42 x 1.72)

**Bathroom**

**Outside**

**Rear Garden**

**Allocated Parking Space**

## Council Tax Band: C





## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC