



## Tilgate Way, Tilgate, Crawley, RH10 5BW

Nestled in the desirable area of Tilgate, Crawley, this charming end-terrace house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is perfect for families or individuals seeking extra space. The generous front & rear garden offers a welcoming entrance and potential for outdoor enjoyment.

Although the house is in need of modernisation throughout, it boasts significant potential for improvement, allowing you to tailor the space to your personal taste and lifestyle. The reception room provides a comfortable area for relaxation and entertaining, while the bathroom offers essential amenities.

The property carries a unique character that can be enhanced with thoughtful renovations. The absence of an onward chain simplifies the buying process, making it easier for you to move in and start your transformation.

This property is a blank canvas, waiting for your creative vision to bring it to life. With its prime location and ample space, it is an ideal choice for those looking to invest in a home with great potential. Don't miss the chance to make this house your own in the heart of Crawley.

**£290,000 Freehold**

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- No Onward Chain
- End of terrace
- In need of modernisation throughout
- Excellent potential to improve
- Spacious living room
- Generous front & rear gardens
- Three well-proportioned bedrooms

Entrance 6'4" x 2'11" (1.95 x 0.90)	Bedroom 1 10'7" x 10'7" (3.25 x 3.24)
Living Room 14'9" x 10'6" (4.50 x 3.21)	Bedroom 2 12'3" x 10'0" (3.74 x 3.07)
Dining Room 9'6" x 8'11" (2.92 x 2.73)	Bedroom 3 11'6" x 5'10" (3.52 x 1.78)
Kitchen 9'11" x 9'0" (3.03 x 2.76)	Bathroom 5'9" x 4'8" (1.76 x 1.43)
Utility Room 11'8" x 4'11" (3.57 x 1.51)	WC 5'10" x 2'6" (1.79 x 0.78)
Landing 9'8" x 2'9" (2.95 x 0.86)	Front & Rear Garden

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE**

**Tel: 01293 552388**

**Email: sales@taylor-robinson.co.uk**

**www.taylor-robinson.co.uk**

## Energy Efficiency Rating

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