

## St. Ives, Belloc Close, Pound Hill, Crawley, RH10 3RY

Nestled in the charming area of St. Ives on Belloc Close, this delightful first-floor retirement property is an ideal haven for those aged over 60. With one well-proportioned bedroom, a comfortable reception room, and a modern bathroom, this home offers a perfect blend of convenience and comfort.

The property is part of a small, friendly development, ensuring a sense of community while still providing the privacy you desire. Its prime location means you are just a stone's throw away from local shops and bus services, making daily errands and outings effortlessly accessible. Additionally, the nearby Three Bridges mainline station offers excellent transport links for those wishing to explore further afield.

This property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are looking to downsize or seeking a peaceful retirement retreat, this charming residence in St. Ives presents an excellent opportunity to enjoy a relaxed lifestyle in a welcoming environment. Don't miss the chance to make this lovely property your new home.

**£75,000 Leasehold**

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- No Onward Chain
- Bathroom
- Retirement development for over 60's only
- 1 Double Bedroom
- Electric Heating
- Ground Rent £50 pa Service Charge £3192pa
- Kitchen
- Close to Shops and Buses
- 61 Years lease remaining

## Entrance Hall

9'5" x 3'3" (2.88 x 1.01)

## Living Room / Dining Area

14'8" x 10'1" (4.48 x 3.08)

## Kitchen

7'8" x 6'1" (2.36 x 1.86)

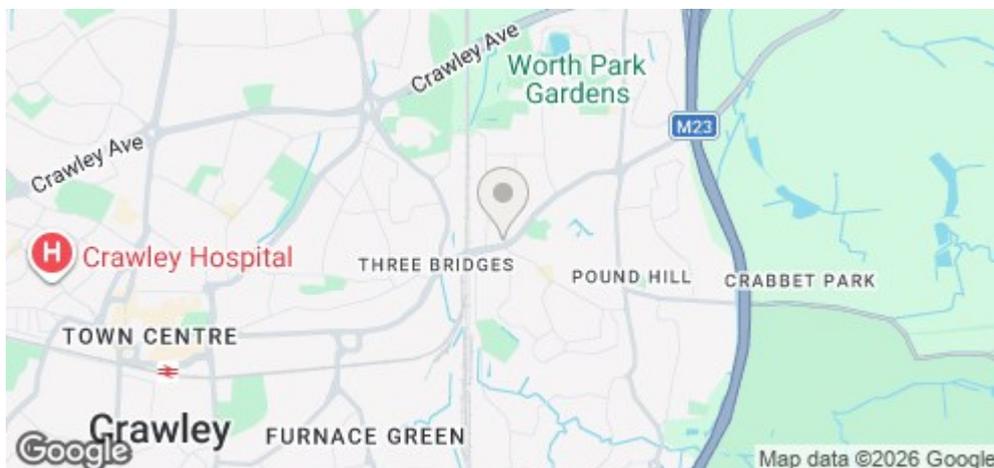
## Bedroom

11'6" x 9'8" (3.51 x 2.97)

## Bathroom

7'1" x 6'2" (2.16 x 1.88)

## Council Tax Band: B





# 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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	