



Runshooke Court, Patrington Close, Bewbush, Crawley, West Sussex RH11 8QE

Offers in Excess of £290,000 Freehold

**MANSELL
McTAGGART**
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in brief...

- Staggered terraced home
- Beautifully presented throughout
- Situated within a peaceful close in Bewbush
- Spacious 'L' shaped living/dining room
- Kitchen with access to rear garden

- Downstairs cloakroom
- Three bedrooms
- Re-fitted family bathroom
- uPVC double glazed windows and GCH to radiators
- Council Tax Band 'C' & EPC 'C'



in more detail...

A wonderful opportunity to purchase a much improved and lovingly cared for three bedroom staggered terraced home located within a peaceful close in Bewbush, benefitting from a downstairs cloakroom, modern bathroom and spacious rooms throughout.

Upon entering the home, you are greeted with an entrance hallway with space for shoes and coats, stairs leading to the first floor with understairs recess and access to the downstairs cloakroom. Straight ahead is the kitchen, which is fitted with a wide range of wall and base units incorporating cupboards and drawers with worktops over. Space for free standing appliances including; oven, washing machine and fridge freezer with an integrated dishwasher, window to rear and door accessing the garden. The 'L' shaped living/dining room is a light and airy room with windows to front and rear and offers plenty of space for living room furniture as well as a dining table and chairs.

Stairs from the entrance hallway leads to the first floor landing, which gives access to all three bedrooms, family bathroom, deep storage cupboard, airing cupboard and the loft. All three bedrooms overlook the rear aspect and are currently used as a master bedroom, bedroom two and a dressing room/office. Finally, the family bathroom has been re-fitted in a modern white suite comprising a panel enclosed 'P' shaped bath with wall mounted shower unit and glass shower screen, low level WC, wash hand basin within vanity unit with midnight granite tiled flooring and fully tiled walls.

Outside, the front of the property enjoys a pleasant outlook across a communal green with a pathway leading to the front door flanked by a lawned area. At the front of the house there is an entrance canopy and access to a useful external storeroom. Gated rear access leads to the enclosed rear garden laid to hardstanding and artificial turf enclosed by wooden panel fencing and walled boundaries. There is ample communal parking within the close and internal viewings come highly recommended.



the location...

The property is located within walking distance of the local shopping facilities at Bewbush and Gossops Drive and is also close to local bus routes with services to Crawley town centre, Gatwick Airport and Horsham. Crawley town centre is a short drive away with an excellent selection of shops, restaurants, recreation facilities and schools. The K2 Leisure Centre is also within easy reach. Crawley railway station (London Victoria/London Bridge approx. 35 minutes). Gatwick Airport and Junction 10 of the M23 are also within easy reach.

Schools

Holy Trinity CofE Secondary School - 0.3 miles

The Bewbush Academy - 0.3 miles

Seymour Primary School - 0.5 miles

Gossops Green Primary - 0.5 miles

Waterfield Primary School - 0.6 miles

St Wilfrid's Catholic Comprehensive School - 0.7 miles

Please check google maps for exact distances and travel times (property postcode: RH11 8QE)

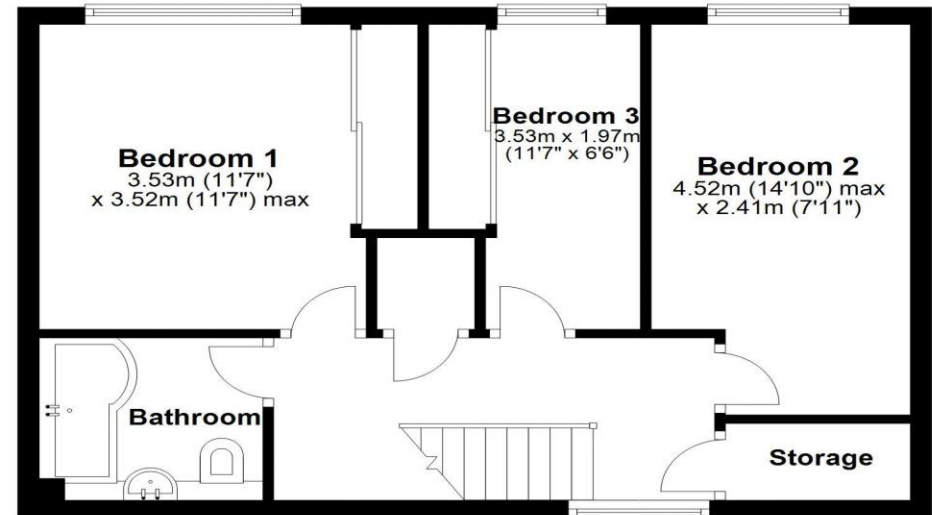
Ground Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 91.3 sq. metres (982.6 sq. feet)

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call: Crawley
01293 533333

email: crawley@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

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