



## Staplecross Court, Salvington Road, Bewbush, Crawley, RH11 8XA

GUIDE PRICE £300,000 - £315,000

Welcome to Staplecross Court, a spacious 3 bedroom property located on Salvington Road in the town of Crawley. This delightful house boasts a spacious living room, perfect for entertaining guests or relaxing with your family. With three good size bedrooms, there's plenty of space for everyone to unwind and make themselves at home.

One of the highlights of this property is the refitted kitchen / dining room. The addition of a conservatory providing extra space leading to the enclosed low maintenance rear garden.

The convenience of a cloakroom adds a practical touch to the property, while the replacement double glazed windows ensure energy efficiency and a peaceful ambience throughout the house. The refitted bathroom offers a luxurious retreat where you can pamper yourself after a long day.

Don't miss the opportunity to make Staplecross Court your new home. With its modern amenities and inviting atmosphere, this house is ready to welcome you with open arms.

**Price Guide £300,000 Freehold**

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- 3 Bedrooms
- Gas Heating
- Close to Fastway buses
- Refitted Bathroom
- Conservatory
- Access to Buchan Park
- Refitted Kitchen / Dining Room
- Enclosed Rear Garden

Entrance Hall

Cloakroom

Living Room

12'11" x 11'4" (3.96 x 3.47)

Kitchen / Dining Room

17'5" x 9'8" (5.31 x 2.96)

Conservatory

10'6" x 8'1" (3.22 x 2.47)

Stairs to first floor Landing

Bedroom 1

12'0" x 8'7" (3.68 x 2.64)

Bedroom 2

11'3" x 10'2" (3.45 x 3.11)

Bedroom 3

8'4" x 8'4" (2.56 x 2.56)

Refitted Family Bathroom

Outside

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
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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	52	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	