



## Beckett Lane, Langley Green, Crawley, RH11 7SP

For Sale Via Taylor Robinson Estate Agents powered by Rocket Auctions.  
Auction end date and time: May 29th at 2pm

The auction will be exclusively available online via Rocket Auctions website;  
<https://www.rocketauctions.co.uk> including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'properties' tab. A 'register' button can be found on this page or by clicking into the individual listing.

- Stage 1) Register your email address, create a password and confirm your account.
- Stage 2) View the legal pack and arrange any viewings
- Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
- Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Rocket Auctions and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

**£320,000 Freehold**

# Beckett Lane, Langley Green, Crawley, RH11 7SP



- 4 Bedroom End Terrace House
- Renovated and Re Modernised Throughout
- Modern Fitted Kitchen with Under Floor Heating
- Living Room with Sky Light
- Downstairs Shower Room
- Modern Bathroom
- Good Sized Garden & Parking
- Chain Free

## Entrance

5'4" x 3'7" (1.63 x 1.09)

## Hallway

3'10" x 2'6" (1.17 x 0.76)

## Kitchen

14'8" x 11'7" (4.47 x 3.53)

## Office

7'7" x 5'6" (2.31 x 1.68)

## Shower Room

6'6" x 3'10" (1.98 x 1.17)

## Inner Hallway

12'1" x 7'6" (3.68 x 2.29)

## Living Room

16'7" x 13'7" (5.05 x 4.14)

## Bedroom 4/ Second Reception Room

19'0" x 8'11" (5.79 x 2.72)

## Stairs to First Floor

## Landing

7'6" x 6'4" (2.29 x 1.93)

## Bedroom 1

11'0" x 7'10" (3.35 x 2.39)

## Bedroom 2

8'11" x 8'7" (2.72 x 2.62)

## Bedroom 3

8'8" x 5'9" (2.64 x 1.75)

## Bathroom

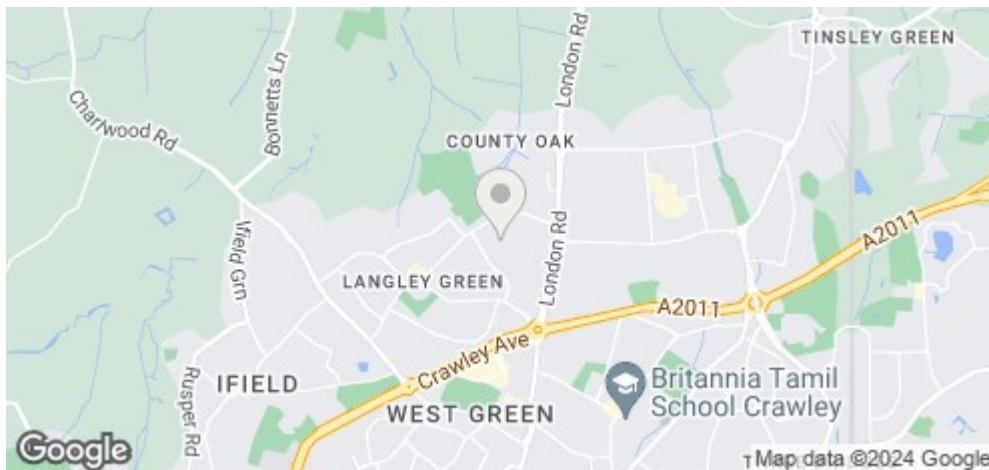
6'3" x 5'3" (1.91 x 1.60)

## Outside

## Rear Garden

## Rear Access with Parking

## 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>		<b>88</b>
(69-80) <b>C</b>	<b>76</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	