

**4 WEEK COMPLETION**



View of Rear Garden

**SITUATION**

Located near to the junction with Balcombe Road approximately 4 miles north-east of Crawley town centre. Crawley is a major commercial centre in the south-east lying just 3 miles from Gatwick Airport and benefitting from good road access via the M23 (Junctions 10 and 11) which links with the M25.

**ACCOMMODATION**

**Ground Floor**

7 Bedrooms  
(3 with ensuite Bath or Shower + WC and 3 with ensuite WCs)  
Dining Room, Large Living Room,  
Living Room/Kitchen, Separate Kitchen,  
2 Laundry Rooms, Office,  
2 x Bathroom/WC, sep WC

**GIA**      **Approx**    **3,275 sq ft**

**PROPERTY**

A single storey building formerly used as a care home providing **Ground Floor Accommodation**. The property is situated on a **substantial plot of approx. 1.11 acres** and benefitting from uPVC double glazing, a large front garden and a **300 ft deep rear garden**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note: The site would ideally lend itself to conversion to a family home or flats, subject to obtaining the necessary consents. There may also be potential to develop at the rear of the site, subject to consents.**



**Vacant  
Former Care Home  
with Residential  
Development Potential**

The Surveyors dealing with this property are  
**MATTHEW BERGER** and **STEVEN GROSSMAN**

**VENDOR'S SOLICITORS**

Pinsent Masons - Tel: 0121 623 8639  
Ref: T. Eastwood Esq - Email: tom.eastwood@pinsentmasons.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts