



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



The Old Bakehouse, 46, 48 & 50 Hazelwick Road, Three Bridges,  
Crawley RH10 1LZ

RESIDENTIAL INVESTMENT/DEVELOPMENT OPPORTUNITY

# LOCATION



The property is located on the south side of Hazelwick Road towards its eastern end within a 100ms of the junction with Hazelwick Avenue East which forms part of the A2220 road forming one of the main roads out of the town centre of Crawley, approximately 1 mile to the west. The immediate location is mainly residential with some mixed commercial including a parade of shops in nearby Three Bridges Road and Three Bridges mainline railway station (London to Brighton) is located on the south side of the A2220 approximately 300ms from the subject property.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 106,000, extending to over 160,000 persons within a 10kms radius. Junction 10 of the M23 motorway is approximately 1 mile distant, offering direct access to Gatwick Airport and the M25 to the north and Brighton to the south.



## Description

A converted detached two storey building comprising three self-contained flats all let on Assured Tenancies with courtyard and large car parking area located off Hazelwick Road within 300ms of Three Bridges mainline railway station.

N.B. The adjacent properties fronting Hazelwick Road (Nos 52-54) are currently for sale, also providing investment/development opportunities.

The property is a former Bakehouse, converted in about 2014 to comprise three self-contained flats, two to the ground floor and a larger flat at first floor level, each having its own ground floor entrance.

The site includes a side drive, small courtyard adjacent to the entrance to the first

floor flat and a large rear concreted car parking area.

Access to the property is over the driveway forming part of the freehold ownership of Nos 52 and 54 Hazelwick Road, this drive located immediately to the east of No. 52.

## Accommodation

### Ground Floor Flat No. 46 (rear)

Small Entrance Hall

Dining Room: 148 sq ft (13.75 m2)

Double Bedroom: 94 sq ft (8.73 m2)

En-suite wet room – shower area, W.C. & wash hand basin

Kitchen (off living room): 74 sq ft (6.87 m2)

Cloakroom (off kitchen) – W.C. & wash hand basin

### Ground Floor Flat No. 48

Entrance Lobby

Living Room: 213 sq ft (19.79 m2)

Double Bedroom: 97 sq ft (9.01 m2)

En-suite wet room – shower area, W.C. & wash hand basin

Kitchen (off living room): 48 sq ft (4.46 m2)

Cloakroom (off entrance lobby) – W.C. & wash hand basin

### First Floor Flat No. 50 (to 1.5m – 5ft headroom)

Ground Floor entrance & staircase leading to:-

Large Landing

Double Bedroom: 169 sq ft (15.70 m2)

En-suite shower room – shower cubicle, W.C. & wash hand basin

Double Bedroom: 140 sq ft (13.01 m2)

Living Room: 221 sq ft (20.53 m2)

Kitchen: 82 sq ft (7.62 m2)

Bathroom – bath, W.C. & wash hand basin

### Outside

Side drive leading to rear car parking area/patio – circa 8 spaces

Courtyard area (adjacent to entrance to Flat No. 50)

Enclosed bin store area

The gross internal floor areas are approximately:

Flat 46 - 415 sq ft (38.55 m2)

Flat 48 - 422 sq ft (39.20 m2)

Flat 50 - 959 sq ft (89.09 m2)

## Tenure

Freehold subject to the assured shorthold tenancies as granted.

Rights of way are granted over the drive providing access to the subject property from Hazelwick Road which forms part of the freehold ownership of Nos 52 & 54, including that adjacent to the small courtyard area adjoining the ground floor access to first floor Flat No. 50. It is understood there is no liability to contribute towards the maintenance and repair of these access areas.

## Tenancies

**Ground Floor Flat No. 46** – Let for a fixed period of 6 months from 25 July 2019 now subject to a periodic tenancy at a rent of £800pcm (rental deposit of £923.07).

**Ground Floor Flat No. 48** – Let for a fixed period of 6 months from 10 April 2020 now subject to a periodic tenancy at a rent of £800pcm (rental deposit of £920).

**First Floor Flat No. 50** – Let for a term granted from 20 August 2014 now subject to a periodic tenancy at a rent of £995pcm (rental deposit of £1,492.50).

Copy of Tenancy Agreements available on request.

## Council Tax

From internet enquiry of the Local Authority website it would appear the subject property is entered in the current Council Tax

List as follows:

Flat No. 46 Band 'B'  
Flat No. 48 Band 'B'  
Flat No. 50 Band 'C'

## Planning

The property is not Listed but does lie within the Hazelwick Road Conservation Area. Planning consent was granted for the conversion of the building to three flats in November 2013 (Ref: CR/2013/0200/FUL).

Pre-application advice has been provided by Crawley Borough Council in conjunction with Nos 52-54 Hazelwick Road, in relation to the possible partial development of the site/adjoining land. Further information on application.

## Price

**Offers are invited** for the freehold interest subject to the existing tenancies. Consideration will be given to offers on an unconditional and subject to planning basis.

Further information and guide price on application. N.B. The properties to the front of this property (Nos 52 - 54 Hazelwick Road) which also provide an excellent investment/development opportunity are also available for sale through Graves Jenkins.

Further information on application.



## EPCs

Flat 46 - Rating C-77

Flat 48 - Rating C-75

Flat 50 - Rating C-80

## VAT

VAT will not be applicable.

## Legal Fees

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewing Arrangements

Strictly via prior appointment through Sole Agents Graves Jenkins.















GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD