



Glendon House Brighton Road, Southgate  
£210,000

**MANSELL  
McTAGGART**  
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## Glendon House Brighton Road, Southgate

- Two double bedroom ground floor flat
- Garage en-bloc and residents' parking
- Communal grounds
- Bright and spacious living/dining room
- Built-in storage to both bedrooms and hallway
- Shower room with separate W/C
- Walking distance to Crawley town centre and mainline station
- NO ONWARD CHAIN; Council Tax Band 'C' and EPC 'D'

This two double bedroom ground floor flat is ideally suited to a first-time buyer or investor, being situated within walking distance of Crawley town centre and mainline station. The property is offered to the market with NO ONWARD CHAIN.

A communal entrance with secure telephone entry system gives access to the ground floor. Upon entering the flat, a spacious entrance hallway offers ample storage by way of a double cupboard housing the meters – ideal for shoes and coats – a further double cupboard and an airing cupboard. To the left, the kitchen has a pleasant outlook over the communal grounds and is fitted with a range of wall and base units, stainless steel sink/drainer, space for a cooker, space and plumbing for a washing machine, part tiled walls and vinyl flooring. There is room for a small breakfast table and chairs. On the opposite side of the flat, the living/dining room is bright and spacious with sliding doors leading out to a private balcony.







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Bedrooms one and two are both double rooms and both benefit from built in double cupboards. The shower room and separate WC both have frosted windows, allowing in ample natural light. There is a double shower cubicle, wash hand basin with vanity unit, both rooms have tiled walls and vinyl flooring. There is scope to change this into one substantial family bathroom, should the buyer so wish and subject to any necessary consents.

Outside, Glendon House is set back from Brighton Road with a driveway approach leading to private garages at the rear, one of which is owned by this property. There are pleasant communal grounds and ample residents' parking.

This ideal starter home benefits from an excellent location in the sought-after Southgate area. There is easy access to the town centre, while commuters will appreciate the convenience of Crawley mainline railway station, providing direct transport links to London and the South Coast. An internal viewing is highly recommended to appreciate the convenient setting and generous accommodation.

### Lease Details

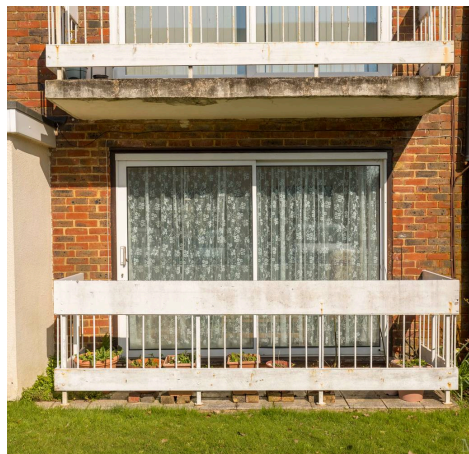
Lease: 999 years from 24th April 1967 (942 years remaining)

Annual Ground Rent – £15.00

Ground Rent Review Period – April

Annual Service charge – £2,306

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## Ground Floor

Approx. 68.5 sq. metres (737.2 sq. feet)



Total area: approx. 68.5 sq. metres (737.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

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