



Southgate Drive, Southgate

Offers in Region of £350,000

**MANSELL
McTAGGART**
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- Three-bedroom family home
- Bright and spacious living room with door to garden
- Galley style kitchen
- Versatile utility area
- Private south-facing rear garden
- Property fitted with solar panels
- Walking distance to town centre and Crawley mainline station
- Council Tax Band 'C' and EPC 'C'

This three-bedroom terraced home is situated in the sought-after district of Southgate and offers particularly convenient access to Crawley town centre and mainline station, making it ideal for investors, first-time buyers and downsizers alike.

Set back from the road, a path lead via a paved front garden to the front door. Upon entering the property there is a spacious entrance hallway with useful under stairs storage, which leads through to the kitchen. This is fitted with a range of wall and base units, stainless steel sink/drainer set in worktops, integrated electric oven with ceramic hob and extractor over, space for a freestanding fridge/freezer, washing machine and tumble dryer.

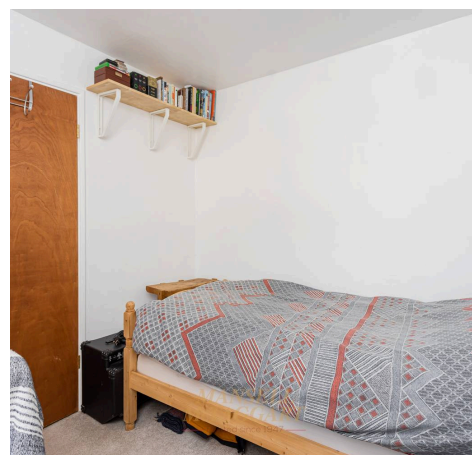
A door leads from the kitchen to a versatile utility area, which has access to a storage/bin shed at the front of the house and the garden to the rear. At the back of the house is a good size living room with door opening on to the garden.



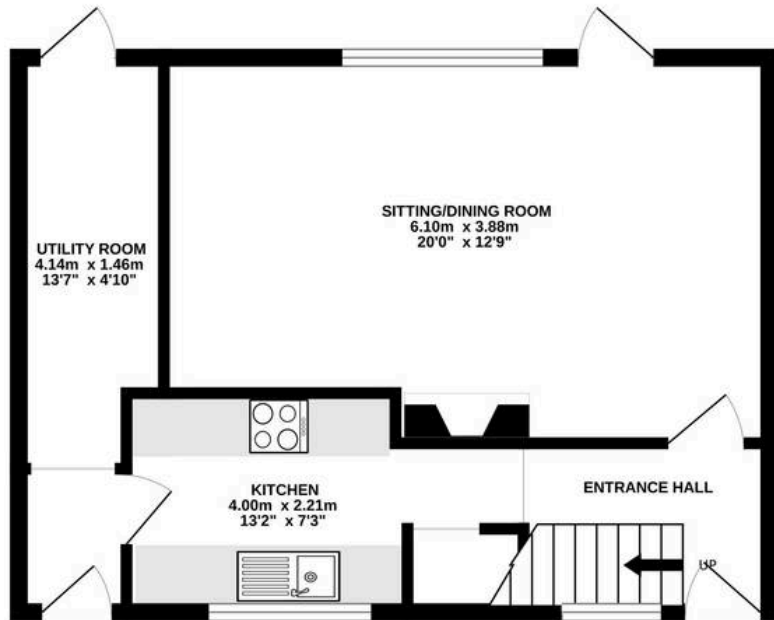


Stairs from the entrance hall lead to the first floor landing, providing access to the loft. Bedrooms one and two are both generous doubles which overlook the rear garden, the latter benefitting from a cupboard with shelving. Bedroom three is to the front of the property and is a single room or ideal study. The family bathroom comprises a panel bath with wall mounted shower, wash hand basin with vanity storage beneath, and low-level WC; the walls are tiled.

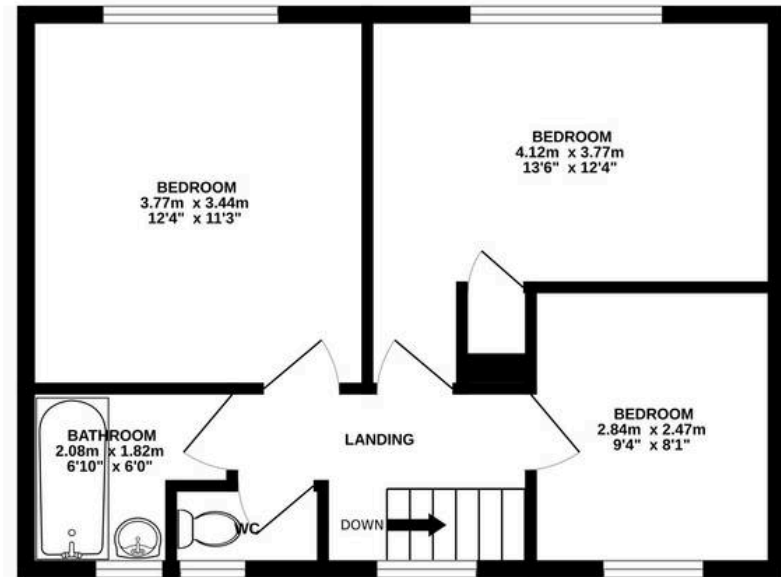
Outside to the rear there is a generous south-facing rear garden with patio area abutting the rear of the property, the remainder laid to lawn, large shed suitable for DIY and enclosed by wood panel fencing. This is the perfect garden for anyone who enjoys the sun. This ideal investment or starter home benefits from an excellent location in this sought-after part of central Crawley. There is easy access to local shops and schools, while commuters will appreciate the convenience of Crawley town centre and mainline railway station, providing direct transport links to London and the South Coast.



GROUND FLOOR
41.7 sq.m. (449 sq.ft.) approx.



1ST FLOOR
42.1 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA : 83.7 sq.m. (901 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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