



## Ditchling Hill, Southgate

Guide Price £375,000 – £400,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





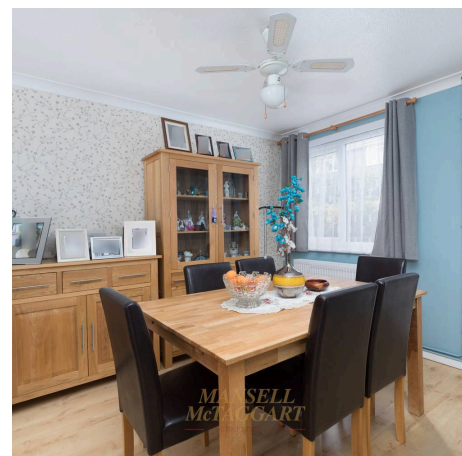
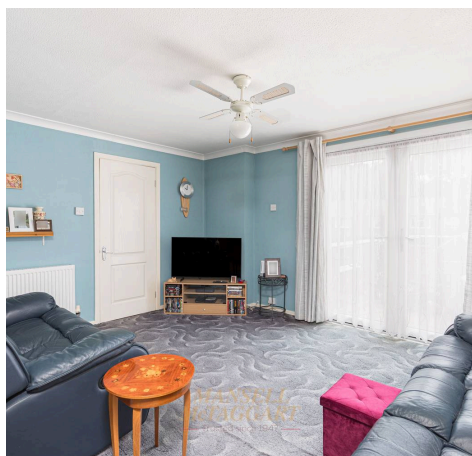


- Allocated parking to rear
- Three-bedroom family home
- Bright and spacious living room with door to garden
- Private rear garden
- Walking distance to town centre and Crawley mainline station
- Council Tax Band 'C' and EPC 'tbc'

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. A gate and path lead via a paved front garden to the front door. Upon entering the property through the front porch, there is a spacious dining room open plan with the living accommodation. In a 'L' shape style, these rooms offer space for a 6 seater dining room table and chairs alongside two large family sofas.

The kitchen is located at the front of the property, fitted with a range of wall and base units, stainless steel sink/drainage set in worktops, oven and extractor over, space for a freestanding fridge/freezer, washing machine and tumble dryer.

A door leads from the living room to a hallway that provides access to the rear garden, downstairs w/c, storage cupboard and stairs ascending to the first floor.



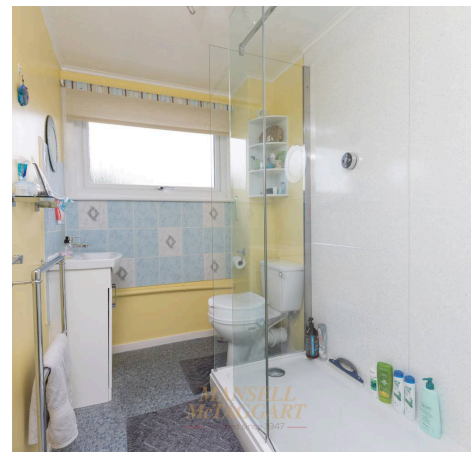


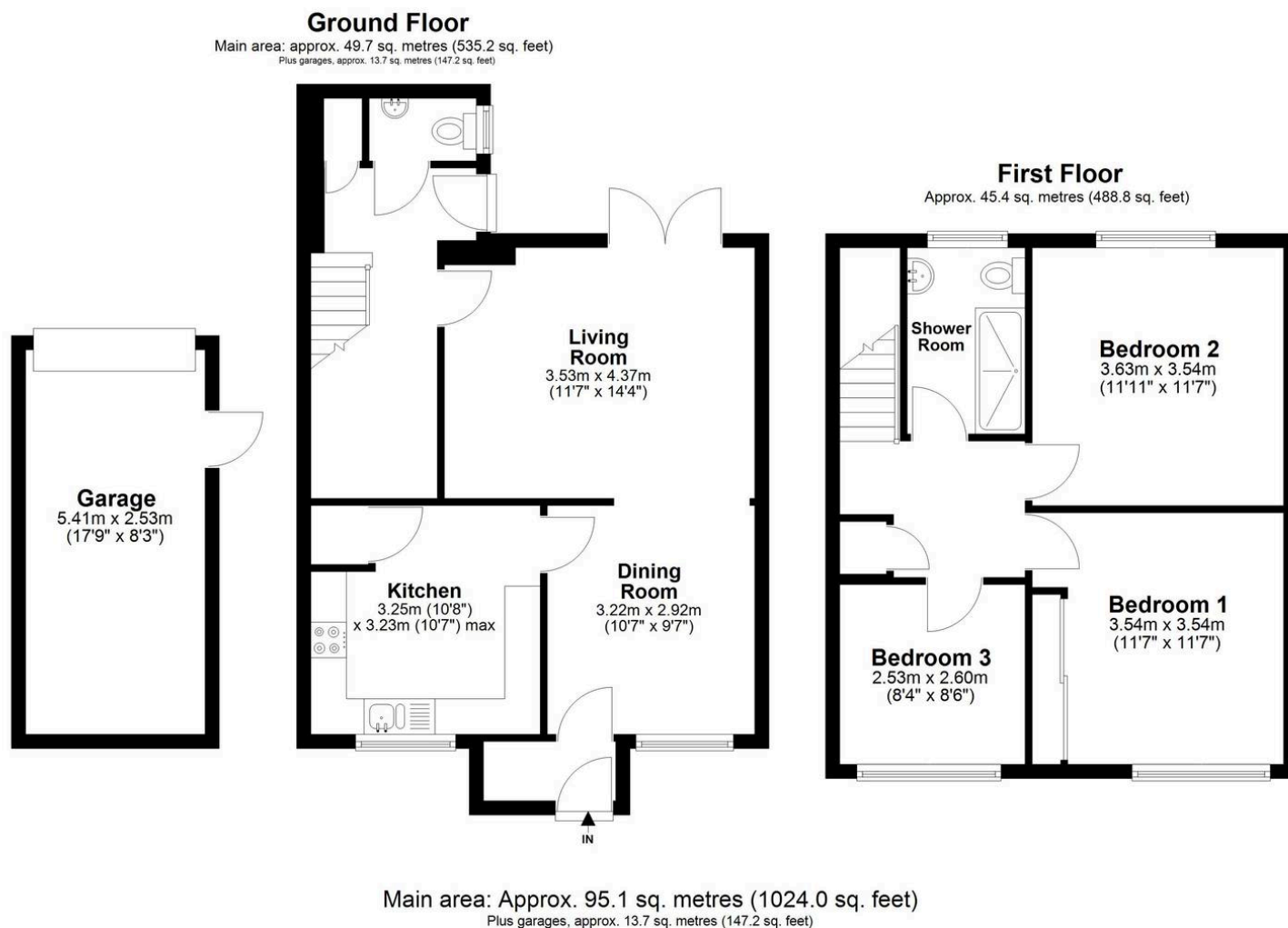


The first-floor landing, providing access to the loft, all three bedrooms and family shower room. Bedrooms one and two are both generous doubles which overlook the rear and front garden. Bedroom three is also to the front of the property and is a single room or ideal study. The family shower room comprises a full-length walk-in shower, wash hand basin with vanity storage beneath, and low-level WC.

Outside, the front garden is paved with a gate and path leading to the front door. To the rear there is a generous private rear garden with patio area abutting the rear of the property, enclosed by wood panel fencing.

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. An internal viewing is highly recommended to appreciate the work that has been done to create this modern family home.





## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.