

**Caburn Court, Southgate, Crawley, West Sussex, RH11 8SU**

**£1,275 Per Month**

**Council Tax Band: B**



**LOCATION**

Open House are delighted to bring to the market this spacious, well-presented, two bedroom second floor flat in a highly convenient location in Crawley. Situated just a 20 minute walk from Crawley Railway station and County mall shopping centre and less than 2 miles to the M23 and the A264.

**PROPERTY**

As you enter the flat there is a large storage cupboard to your left providing plenty of space for shoes and coats. Adjacent to the cupboard is the second bedroom with a built-in wardrobe. On the other side of the hallway is the main bedroom which is a large double. The main bedroom and the bathroom are both off a little side corridor which also includes access to a huge storage cupboard. The bathroom consists of a modern white suite with shower over the bath. At the far end of the main corridor is the large open plan living/kitchen/dining area. The 23ft living room is dual aspect and flooded with light. The kitchen is well equipped with a large range of beech wall and base units, fridge/freezer, washing machine and free-standing electric oven and hob. This a light and airy property, neutrally decorated, new carpets throughout, fitted with blinds and curtains and with an excellent amount of storage space.

**OUTSIDE**

There is plenty of communal parking and communal gardens with paths leading into pretty wooded areas for walking.



**Open House Horsham**

**Floor Plan**  
Approx. 58.9 sq. metres (633.8 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.