



HOMES HP PARTNERSHIP

Forester Road, Southgate, Crawley, West Sussex, RH10 6EH

£375,000

- Well presented semi detached family home
- Three bedrooms
- 0.8 mile walk to Crawley train station
- Garage partially converted to utility room
- Double glazed conservatory
- Viewing highly recommended
- Potential to extend STPP
- Off road parking for two to three vehicles
- EPC rating D

Property Description

Homes Partnership is delighted to offer for sale this three bedroom semi detached house located in the residential neighbourhood of Southgate, just 0.8 mile walk from Crawley train station and town centre. The property is very well presented by the current owners and the ground floor comprises an entrance hall, lounge to the front, kitchen / diner measuring 20ft in length and a double glazed conservatory to the rear of the property. The garage has been converted to provide a utility room with a storage area / room to the front. On the first floor there three bedrooms and a refitted shower room. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front has been tarmacked providing off road parking for two to three vehicles. The rear garden has lawn and flower beds. With a good choice of schools in the area, in our opinion this would be a great family home and we would urge an early viewing before this gets snapped up!

ENCLOSED PORCH Double glazed window to the front and double glazed door on side aspect into porch. Front door opening to:

ENTRANCE HALL Double glazed window to the side aspect. Stairs to the first floor. Door to:

LOUNGE 16' 10" x 12' 1" (5.13m x 3.68m) maximum narrowing to 10' 1" (3.07m) approximate. Double glazed window to the front. Sky media point. Radiator. Door to:

KITCHEN / DINER 20' 0" (6.1m) maximum narrowing to 10' 10" x 10' 4" (3.3m x 3.15m) maximum narrowing to 9' 0" (2.74m) approximate. Fitted with a range of wall and base level units incorporating a one and a half bowl, single drainer stainless steel sink unit with mixer tap. Space for fridge, dishwasher and cooker. Radiator. Two double glazed windows to the rear. Door to utility room. Double glazed French doors opening to:

CONSERVATORY 11' 3" x 11' 0" (3.43m x 3.35m) approximate. Double glazed brick based conservatory. Radiator. Double glazed French doors opening to rear garden.





UTILITY ROOM 16' 0" x 9' 5" (4.88m x 2.87m) approximate. This was originally the garage. Fitted with a range of wall and base level units. Space for fridge / freezer, washing machine and tumble dryer. Boiler. Double glazed window and door opening to the rear garden. Door to:

STORAGE AREA 9' 8" x 7' 6" (2.95m x 2.29m) approximate. The front part of the garage provides a storage area. Double doors to the front.

LANDING Stairs from the entrance hall. Double glazed windows to the side aspect. Airing cupboard housing hot water tank. Hatch to loft space. Doors to all bedrooms and shower room.

BEDROOM ONE 12' 1" x 10' 1" (3.68m x 3.07m) approximate. Double glazed window to the front. Radiator.

BEDROOM TWO 12' 0" x 9' 0" (3.66m x 2.74m) approximate. Double glazed window overlooking the rear garden. Radiator.

BEDROOM THREE 9' 5" x 7' 4" (2.87m x 2.24m) approximate. Double glazed window to the front. Radiator. Bulkhead.

SHOWER ROOM Refitted with a white suite comprising a shower cubicle, wash hand basin with vanity cupboard below and a low level WC. Radiator. Dual aspect double glazed opaque windows to the side and rear aspect.

OUTSIDE

DRIVEWAY The front of the property has been tarmacked providing off road parking for two to three vehicles.

REAR GARDEN Laid to lawn with flower beds, plants and shrubs. External water tap. Timber garden shed. Enclosed by wall and fence with gated side access.

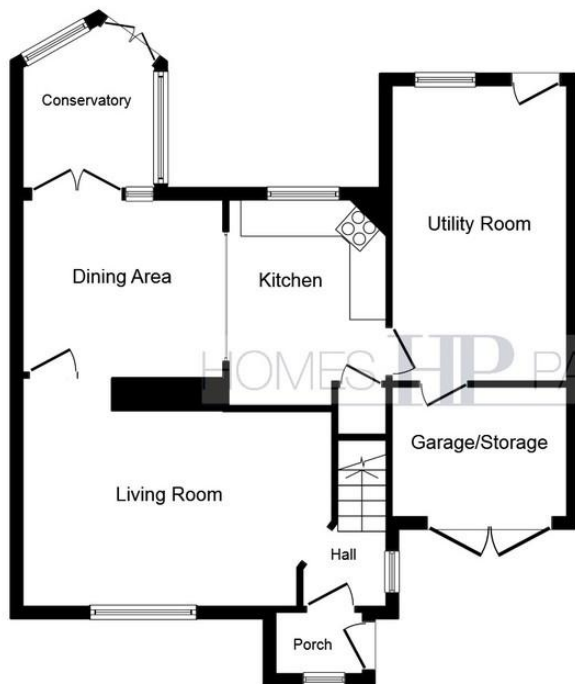
USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Crawley By car 5 mins On foot 16 mins
(source google maps)





Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

AREA INFORMATION

Southgate is a mostly residential area with a small scattering of commercial businesses and the Arora International Hotel which was built in 2001. There are two shopping parades, three primary schools (one being a Catholic school) and local pubs. Southgate is also home to St Catherines Hospice, providing hospice care to patients throughout West Sussex and Surrey. There is a skate park within Southgate playing fields, while Goffs Park off the Horsham Road includes woodland walks, childrens play areas, pitch and putt and a model railway. The 24 hour metrobus service passes through Southgate and Crawley railway station lies on the border adjacent to the town centre and offers frequent rail services including to London Bridge within 45 to 55 minutes. Other nearby facilities include the Hawth Theatre and K2 leisure centre. In our opinion Southgate is a great place to live for easy access to the town centre, railway station and Country Mall, while benefitting from open spaces and easy access to the A23 and junction 11 of the M23.

TENURE

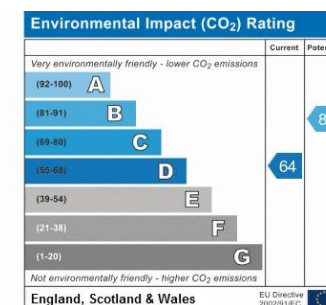
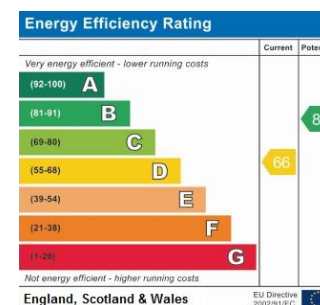
Freehold

COUNCIL TAX BAND

D £1,939

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.

SERVICES TO PURCHASERS: As part of our service we will offer to introduce you to our preferred suppliers for conveyancing, surveys, removals, insurance and/or mortgages and we hereby declare that we may receive referral fees for any services arranged as a result of our introduction. How much we receive varies but typically this is as follows: Mortgages & insurance £100 - £250 | Surveys - £100 | Removals 5% of cost | Conveyancing £200 - £300. Suppliers generally pay referral fees to all introducers for marketing services.



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