



Chanctonbury Way, Southgate, Crawley, West Sussex, RH11 8TH

£465,000 - £475,000 Guide price

- Four bedroom semi detached house
- Extended to the rear to provide family room
- Garage and utility area
- Lounge / dining room of 24' 4
- Fourth bedroom on ground floor
- 0.9 miles to Crawley town centre and train station
- Potential to extend further STPP
- Drive way for several vehicles
- EPC rating C

Property Description

Homes Partnership is delighted to offer for sale this semi detached property which has been extended to the rear to provide a family room and there is a fourth bedroom or a study / playroom on the ground floor. The property offers the opportunity for further extension subject to planning permission. The ground floor in full comprises an enclosed porch, entrance hall, lounge / dining room measuring 24' in length with a feature fireplace and patio doors into the family room which in turn opens to the rear garden, a fitted kitchen with built in double oven and hob and a door opening to the side aspect, the fourth bedroom with window to the front and patio doors opening to the covered side area and a downstairs cloakroom. On the first floor bedrooms one and two have built in wardrobes, there is a third bedroom and a bathroom fitted with a white suite. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside the front is laid with gravel and provides parking for several vehicles. The rear garden is laid to lawn with a decorative patio area and flower beds stocked with plants and shrubs. There is a covered patio area to the side of the property which is a great space for entertaining come rain or shine! A detached garage to the side of the property has power and light and a utility area to the rear. Conveniently located less than one mile from Crawley town centre and train station this would be a great family home and we would urge a viewing to see if this flexible property would suit your needs.



ENCLOSED PORCH External courtesy light. Door opening to porch. Radiator. Window to the side aspect. Door to:

ENTRANCE HALL Stairs to the first floor. Storage cupboard. Radiator. Doors to kitchen, bedroom four, cloakroom and:

LOUNGE / DINING ROOM 24' 4" x 11' 2" (7.42m x 3.4m) maximum narrowing to 10' 2" (3.1m) approximate. Three radiators. Feature fireplace. Serving hatch from kitchen. Bay window to the front. Patio doors opening to:

FAMILY ROOM 13' 7" x 10' 10" (4.14m x 3.3m) approximate. Radiator. Dual aspect with windows to the side and rear. Door opening to the side aspect. Folding door to:



KITCHEN 10' 9" x 10' 0" (3.28m x 3.05m) approximate. Fitted with a range of wall and base level units incorporating a one and half bowl, single drainer, stainless steel sink unit with mixer tap. Built in double oven and built in hob with filter hood over. Wall mounted boiler. Radiator. Serving hatch to lounge / dining room. Door to covered side area.

BEDROOM FOUR / STUDY / PLAYROOM 11' 0" x 7' 3" (3.35m x 2.21m) approximate. Radiator. Bay window to the front. Patio doors opening to the covered side area.

CLOAKROOM Fitted with a low level WC and a wash hand basin. Radiator. Opaque window to the side area.

FIRST FLOOR LANDING Stairs from the entrance hall, with window to the side aspect. Radiator. Cupboard housing hot water tank. Hatch to loft space. Doors to three bedrooms and bathroom.



BEDROOM ONE 11' 1" x 10' 2" (3.38m x 3.1m) approximate. Radiator. Fitted double cupboard. Range of fitted wardrobes, top boxes and drawers. Window to the front.

BEDROOM TWO 10' 11" x 9' 4" (3.33m x 2.84m) approximate. Radiator. Fitted wardrobes with mirrored sliding doors. Window overlooking the rear garden.

BEDROOM THREE 8' 9" x 6' 11" (2.67m x 2.11m) approximate. Radiator. Fitted double cupboard. Window to the front.

BATHROOM Fitted with a white suite comprising a P-shaped bath with shower over, wash hand basin and a low level WC. Heated towel rail. Fully tiled walls. Dual aspect with opaque windows to the rear and side aspect.

OUTSIDE

DRIVE WAY The front of the property is laid with gravel providing off road parking for several vehicles.

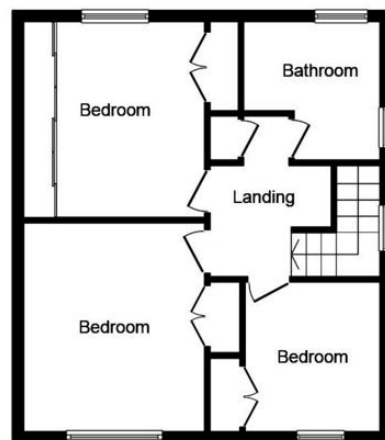
GARAGE & UTILITY AREA Two external courtesy lights. Up and over door, power and light. Window to the side aspect. Door to utility area with space for tumble dryer. Window to rear and door to:

COVERED SIDE PATIO Patio area to the side of the property is covered and enclosed by fence to the front, with gated access. External courtesy lights. Opens to:



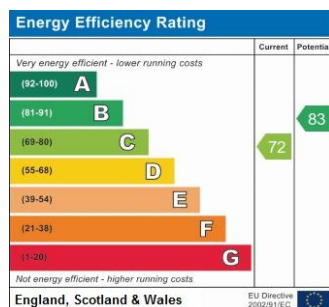


Ground Floor



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



REAR GARDEN Laid to lawn with a decorative patio area to the rear and borders with plants, shrubs and trees. External water tap. Courtesy light.

USEFUL INFORMATION

MAINS SERVICES Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Crawley By car 6 mins On foot 18 mins - 0.9 miles
 Ifield By car 4 mins On foot 25 mins - 1.3 miles
 (source google maps)

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 County Mall, while benefitting from open spaces and easy access to the A23 and junction 11 of the M23.

TENURE Freehold

COUNCIL TAX BAND E £2,370

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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