



## Malthouse Road, Southgate, Crawley, West Sussex, RH10 6BH

**Offers In Excess Of £550,000**

- Edwardian semi detached property
- Five bedrooms; three reception rooms
- 0.5 miles to Crawley town centre & train station
- No onward chain
- Stunning original character
- Huge potential to extend / personalise STPP
- Garage, drive way & residents parking zone
- Lovely family home
- Viewing highly recommended



## Property Description

Homes Partnership is delighted to bring to the market, with no onward chain, this semi detached property located in a sought after road in the residential neighbourhood of Southgate, just 0.5 miles to Crawley town centre and train station. Whilst the property boasts three reception rooms and five bedrooms, its most endearing factor is that it is almost completely unspoilt, presenting more or less as it was when built by Longley, for his senior workers, in the early Edwardian era. The front entrance and porch still exhibit the original and quite striking stained-glass leaded windows and panels which then open into a large hallway with a beautiful staircase to the first floor and looking up, a large stained-glass hatch / window to the loft. Whilst this does mean that it isn't for the faint hearted, as there is a fair amount of modernisation required, the benefit to the new owner of this family home is that not only can you keep all the stunning character on show but homes like this also lend themselves to being enlarged through extension or conversion, (STPC) whether up into the loft or out to the rear. The ground floor comprises a family room to the front, lounge to the rear, dining room with a window to the side aspect and a kitchen with a door to the side aspect, a door to a store room and door to a pantry. On the first floor there are five bedrooms and bathroom. The property has many appealing character features including sash windows, a butler sink and feature fireplaces. Outside both front and rear gardens are laid to lawn, the rear garden has mature trees, plants and shrubs. There is a drive way for one vehicle with double gates leading to the rear garden. The single garage is situated within the rear garden. Conveniently placed for all local amenities and with a choice of schools, this would make a great family home and we would urge a viewing to see if this could be the place you call home and fill with love and laughter.

**RECESSED PORCH** Front door and flanking window panels with stained glass, opening to:

**ENTRANCE HALL** Stairs to the first floor. Under stair cupboard. Doors to lounge, dining room and:

**FAMILY ROOM** 15' 9" (4.8m) maximum narrowing to 13' 0" x 13' 11" (3.96m x 4.24m) approximate. Fireplace with open fire. Two sash windows to the front.







**LOUNGE** 16' 0" (4.88m) maximum narrowing to 12' 11" x 13' 11" (3.94m x 4.24m) approximate. Feature fireplace with brick hearth and surround. Two sash windows to the rear.

**DINING ROOM** 13' 10" (4.22m) maximum narrowing to 12' 3" x 11' 8" (3.73m x 3.56m) approximate. Feature fireplace. Storage cupboards. Two sash windows to the side aspect. Door to:

**KITCHEN** 11' 9" x 8' 11" (3.58m x 2.72m) maximum narrowing to 7' 0" (2.13m) approximate. Fitted with a butler sink with base level cupboards surrounding. Storage cupboard. Doors to store room and pantry, both with windows to the rear. Door opening to side aspect.

**FIRST FLOOR LANDING** Split level landing with stairs from the entrance hall. Large stained-glass hatch / window to the loft. Doors to all bedrooms and bathroom.



**BEDROOM ONE** 13' 11" x 13' 0" (4.24m x 3.96m) approximate. Two sash windows to the front.

**BEDROOM TWO** 13' 9" x 12' 8" (4.19m x 3.86m) approximate. Sash window overlooking the rear garden.

**BEDROOM THREE** 11' 10" x 8' 11" (3.61m x 2.72m) maximum narrowing to 7' 8" (2.34m) approximate. Sash window overlooking the rear garden.

**BEDROOM FOUR** 9' 0" x 6' 10" (2.74m x 2.08m) approximate. Sash window to the front.

**BEDROOM FIVE** 8' 4" x 7' 9" (2.54m x 2.36m) maximum narrowing to 6' 7" (2.01m) approximate. Sash window to the side aspect.

**BATHROOM** Fitted with a bath, low level WC and wash hand basin. Window to the side aspect.

## OUTSIDE

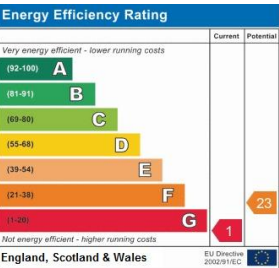
**FRONT GARDEN** Laid to lawn with plants, shrubs and trees. Enclosed by fence with path to front door.

**DRIVE WAY** To the side of the garden providing off road parking and leading to double gates opening to:

**REAR GARDEN** Paved area adjacent to the property, the remainder being laid to lawn with mature plants, shrubs and trees.



Floor plan to follow



Vendor's comments

My family bought the house in 1963 and had a long-standing friendship with the builder Norman Longley. It was bought as a 'forever family home'. The house provided for a family but also for welcoming friends on a daily basis. It was a true home filled with warmth, laughter and love and even the garden provided its fair share of fruits and flowers that were regularly found in the home and the cooking!

**GARAGE** Situated within the garden with double doors to the front. Two windows to the rear and door to the side.

USEFUL INFORMATION

**MAINS SERVICES** Gas / Electric / Water / Drainage

TRAVELLING TIME TO STATIONS

Three Bridges By car 6 mins On foot 34 mins - 1.7 miles  
Crawley By car 5 mins On foot 9 mins - 0.5 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:** F £2,801

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.

44 High Street, Crawley,  
West Sussex, RH10 1BW

www.homes-partnership.co.uk  
01293 529999  
info@homes-partnership.co.uk

