



Winter Gardens

Southgate, West Sussex RH11 8RB

Guide Price £240,000

Guide price £240,000-£250,000

A two bedroom ground floor maisonette which is ideally situated in a cul de sac close to the town centre, local amenities and Crawley train station. The property benefits from a personal front door, light and spacious accommodation, gas radiator heating with a recently replaced gas fired boiler, double glazed windows and allocated parking. The property has an open plan garden area to the front and is being offered with no onward chain.

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Hallway

Personal front door, radiator, storage cupboard, doors to:

Bedroom Two

Double glazed window to the front, radiator.

Bedroom One

Double glazed window to the side, radiator, built in wardrobes.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin, W.C, part tiled walls, radiator, obscure double glazed window, extractor fan, recessed down lighters.

Lounge

Double glazed window to the front, radiator, fireplace (not operational), open through to:

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, built in Bosch oven with a four ring gas hob over, space for a washing machine, fridge and freezer, double glazed window to the rear, radiator.

Allocated Parking

There is an allocated parking space located to the rear of the property.

Garden

To the front of the property there is an open plan lawned area.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

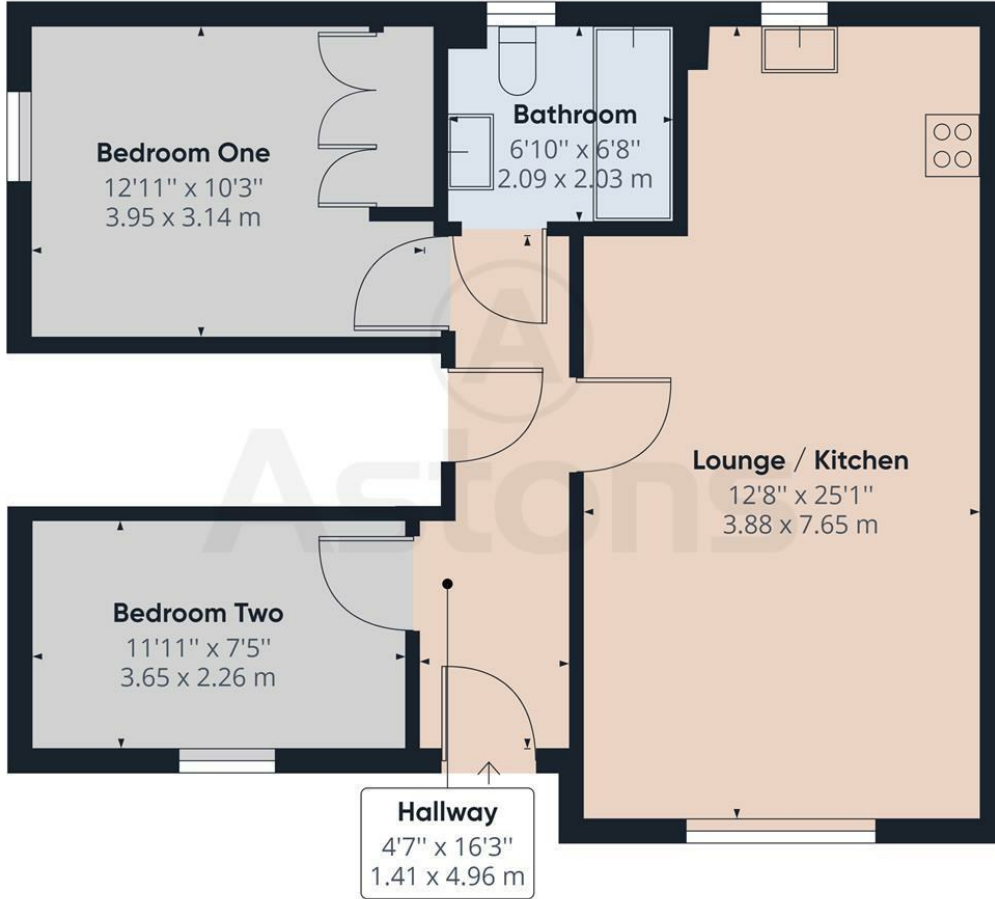
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.





Approximate total area⁽¹⁾
639.30 ft²
59.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	