



Malthouse Road  
Southgate, West Sussex RH10 6BQ

**£775,000**

Astons are delighted to offer this stunning and impressive five bedroom detached house to the market, with over 2,000 sq ft of accommodation. The property is ideally positioned in a tucked away spot, at the end of a cul de sac and is approached via a five bar gate. The house is situated close to the town centre and Crawley train station and benefits from light and spacious accommodation, which has been extensively improved by the current owners, including three reception rooms, large kitchen/breakfast room with separate utility room, and five bedrooms with an en-suite shower room to the main bedroom. Outside the house has a driveway with parking for several cars which leads to a double garage with electric roll over door. To the rear there is a good sized level garden, which has a good degree of seclusion. The property is being offered with no onward chain.



### Hallway

Double glazed front door, wood flooring, radiator, Nest home thermostat, under stairs cupboard, stairs to the first floor, doors to:



### Living Room

Double glazed patio doors to the garden, sealed up fireplace which could be reopened, wood flooring, wall lights, radiator.

### Kitchen/Breakfast Room

Range of base and eye level units with granite work surfaces over and tiled splash backs, inset double bowl Belfast sink with a mixer tap and drainer, built in eye level Gorenje oven with a built in Neff microwave/oven above, inset five ring gas hob with a stainless steel extractor hood, space for an American style fridge/freezer, further space for a dishwasher, two double glazed windows to the side, breakfast bar, recessed down lighters, tiled floor, door to:

### Lobby

Tiled floor, double glazed window.

### Downstairs Cloakroom

Refitted white suite comprising a wc with a concealed cistern, hand basin with a mixer tap and unit below, part tiled walls, heated towel rail, tiled floor, obscured double glazed window.



### Utility Room

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, space and plumbing for a washing machine and tumble dryer, radiator, double glazed window and door to the garden, personal door to the garage.



### Play Room

Double glazed window to the front, radiator with cover,

### Landing

Access to the loft space, airing cupboard with Megaflo cylinder, doors to:



### Bedroom One

Double glazed window to the front, radiator, recessed space for wardrobes, door to:

### En-Suite Shower Room

Refitted white suite comprising a corner shower cubicle with a mixer shower unit with a fixed rainfall head and separate hand held head, hand basin with a mixer tap, wc with a concealed cistern, part tiled walls, heated towel rail, extractor fan.

### Bedroom Two

Double glazed window to the front, radiator, recessed space for wardrobes.





### Bedroom Three

Double glazed window to the rear, radiator.

### Bedroom Four

Double glazed window to the rear, radiator.

### Bedroom Five

Double glazed window to the rear, radiator.

### Family Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap, separate shower cubicle with a mixer shower unit, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, wood effect flooring, heated towel rail, obscured double glazed window.



### To The Front

The property is approached through a five bar gate which leads to a driveway which offers parking for several cars, gated access to the side of the garage which provides storage space, side access gate to the rear garden, fence enclosed borders, driveway leads to;

### Double Garage

With an electric roll over door, power and light, door to the house.

### Rear Garden

The garden is level and family friendly and comprises a paved patio area adjacent to the house leading to a lawned area, raised decked seating terrace to the rear, side access gate, large storage shed to the side of the property, fence enclosed borders.



### 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.

