



Mason Road  
Southgate, West Sussex RH10 6DW

**£270,000**

Astons are pleased to offer this well loved ground floor two bedroom garden flat to the market, which is located on Mason Road in the desirable area of Southgate. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

The ground floor location offers easy access and the added bonus of a private, directly accessed garden, ideal for enjoying a morning coffee or hosting a summer barbecue. The property features a well-maintained bathroom and benefits from gas radiator heating and double glazed windows. The building had a new roof installed 5/6 years ago and the property has cavity wall insulation.

Conveniently situated close to local shops and the town centre, you'll have everything you need right at your doorstep. For those who rely on public transport, the proximity to public transport links makes commuting a breeze. Additionally, the abundance of parking in marked bays along the road ensures that you and your guests will always find a spot nearby.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer.



### Hallway

Obscured double glazed front door, radiator, coving, doors to:

### Lounge

Double glazed window, two further high level double glazed windows, radiator, fireplace with a brick surround, coving.

### Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel one and a half bowl sink with a mixer tap and drainer, space for a cooker, dishwasher, fridge and washing machine, double glazed window to the rear, obscured double glazed door to the garden, tiled floor, coving.

### Bedroom Two/Dining Room

Double glazed patio doors to the garden, radiator, tiled floor.

### Bedroom One

Double glazed window to the front, radiator, coving.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, shower cubicle with a mixer shower unit, hand basin with a mixer tap and unit below, wc, part tiled walls, tiled floor, obscured double glazed window, radiator.

### Rear Garden

The garden is an attractive feature of the property and comprises a paved patio area adjacent to the property, external tap, brick store with power and light and space for a freezer, gated access to the front, the rest of the garden is a mixture of stone chipped and paved areas with plant and shrub borders, wooden pergola over a seating area, walled and fenced 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.





**Hallway**  
4'4" x 11'1"  
1.32 x 3.39 m

**Kitchen**  
10'7" x 7'6"  
3.24 x 2.30 m

**Dining Room**  
9'3" x 10'6"  
2.84 x 3.21 m

**Landing**  
5'3" x 6'5"  
1.62 x 1.96 m

**Living Room**  
12'1" x 16'6"  
3.68 x 5.04 m

**Bedroom**  
13'2" x 10'3"  
4.02 x 3.14 m

**Bathroom**  
7'8" x 6'3"  
2.35 x 1.93 m

**Approximate total area<sup>1)</sup>**  
647.35 ft<sup>2</sup>  
60.14 m<sup>2</sup>

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

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