



Brighton Road
Southgate, RH10 6TE

£400,000

Ideally situated close to the town centre in the Southgate area of Crawley, this charming terraced house presents an excellent opportunity for families or professionals seeking a comfortable and spacious home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy.

A superb feature of the house is the generous kitchen/dining room, perfect for families and entertaining. The layout of the house promotes a warm and inviting atmosphere, making it an ideal setting for creating lasting memories. The property further benefits from a downstairs cloakroom and an en-suite shower room to the main bedroom.

One of the standout features of this property is the parking provision, accommodating up to three vehicles. This is a rare find in the area and adds significant value, offering peace of mind for those with multiple cars or visitors.

Located in Crawley, the house benefits from excellent transport links and local amenities, making it a desirable location for both commuting and leisure. The surrounding area is rich in parks, shops, and schools, catering to all aspects of family life.

In summary, this terraced house on Brighton Road is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. With its spacious bedrooms, multiple bathrooms, and ample parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.



Hallway

Part obscured double glazed front door,

Living Room

Double glazed window to the front, double glazed French casement doors to the garden, feature electric fire with stone surround, radiator, coving.

Kitchen/Dining Room

Range of base and eye panel fronted units with solid work surfaces over and tiled splash backs, central island unit with storage below, Belfast sink with a mixer tap and drainer, two built in stainless steel ovens, five ring gas hob with an extractor hood above, integrated microwave, space for an American style fridge/freezer, integrated washing machine, two display units, double glazed window to the rear and a bow double glazed window to the front, radiator.

Rear Lobby

Part obscured double glazed door to the garden, under stairs cupboard, further cupboard, thermostat.

Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin with a mixer tap, tiled walls, obscured double glazed window, tiled floor.

Landing

Airing cupboard, access to the part boarded loft space via a pull down ladder, doors to:

Bedroom One

Double glazed windows to the front and rear, two radiators, coving, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand gas with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, tiled floor, extractor fan, small obscured double glazed window.



Bedroom Two

Double glazed window to the front, radiator,

Bedroom Three

Double glazed window to the front, built in cupboard.

Bathroom

White piece suite comprising a freestanding claw foot bath with a mixer tap and shower attachment, corner shower cubicle with w mixer shower unit, pedestal hand basin, tiled walls and floor, extractor fan, obscured double glazed window.

Separate WC

White suite comprising a wc, hand basin with a mixer tap and unit below, tiled walls and floor, obscured double glazed window.



Home Office

With obscured double glazed high level windows, power and light, door to the garage.



To The Front

Garages and Parking

With an up and over door, power and light, personal door to the home office. There is a further garage to the side which has partly converted to create the home office. This now offers storage space with an up and over door. There are two parking spaces located to the front of the garage.



Rear Garden

There is a decked seating area to the rear of the house leading to a lawned area with path to the rear, small patio to the side, fence enclosed borders, rear access gate, door to the home office.



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.

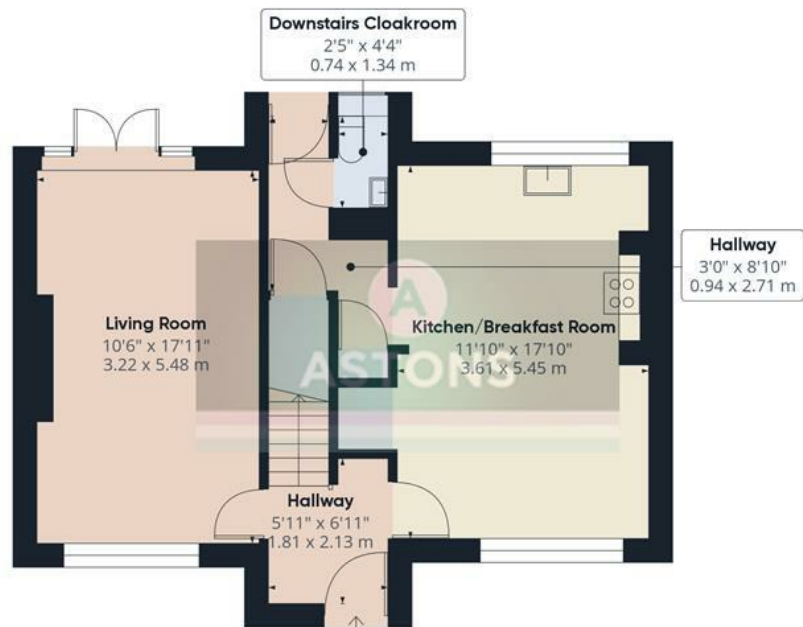
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

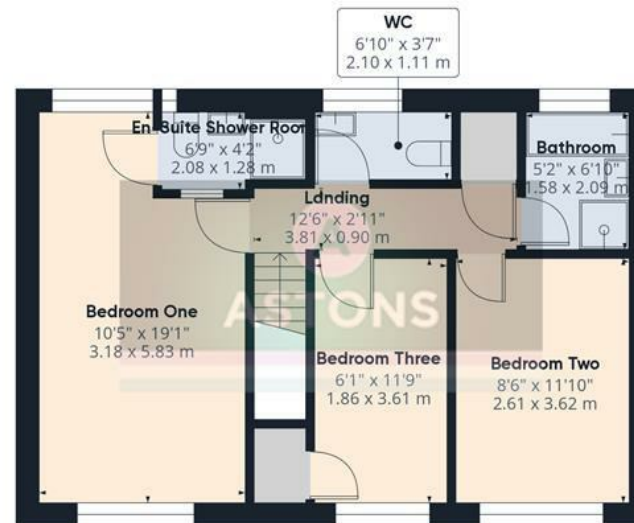
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



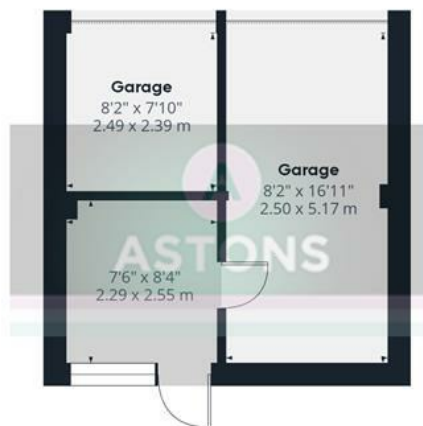




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



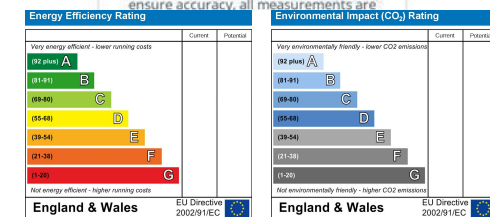
Approximate total area⁽¹⁾

1310.51 ft²

121.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are



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