



Barrington Road
Southgate, RH10 6DB

Guide Price £400,000

*** Guide price £400,000- £425,000 ***

Astons are pleased to offer this extended house to the market which is ideally situated close to the town centre within the popular Southgate area. The property benefits from a loft conversion which provides a large main bedroom on the top floor with an en-suite shower room. The house further benefits from an open plan living area on the ground floor which is ideal for families and entertaining.

Outside the house has an attractively landscaped rear garden with a good sized patio terrace adjacent to the house leading to a lawned area with plant and shrub borders.

This home is located within easy reach of local amenities, shops, schools for all ages and parks including the popular Tilgate park. Barrington Road presents an excellent opportunity for those seeking a comfortable living space in a desirable area. Whether you are looking to settle down or invest, this property is sure to meet your needs.



Hallway

Composite front door, tiled floor, obscured double glazed window, vertical radiator, coving, stairs to the first floor, door to:

Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, space for a range style cooker with a stainless steel back plate and stainless steel extractor hood above, further space for an American style fridge/freezer, tumble dryer and washing machine, under stairs storage, tiled floor, recessed lights, coving, double glazed window and door to the rear, open through to:

Lounge/Dining Room

Double glazed bow window to the front, double glazed bi-fold doors to the garden, feature wood burning stove, recessed lights, wood effect flooring, two vertical radiators.

Landing

Stairs to the first floor, airing cupboard, coving, doors to:

Bedroom Two

Double glazed window to the front, radiator, built in cupboard, wood effect flooring, recessed lights, coving.



Bedroom Three

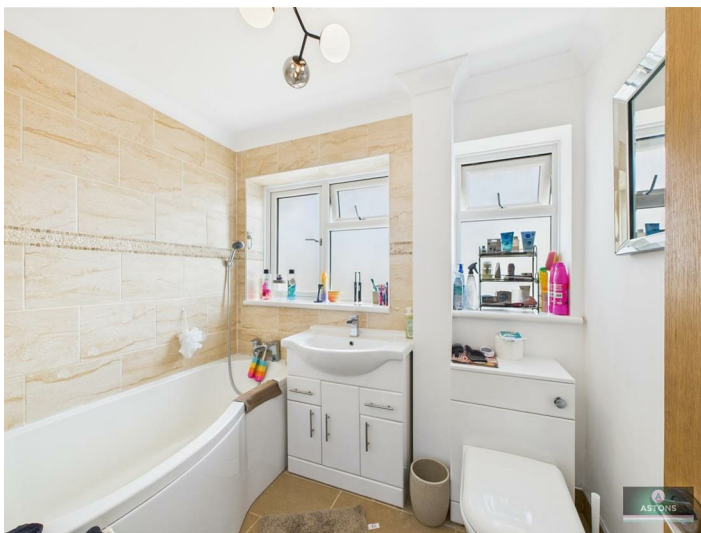
Double glazed window to the rear aspect, radiator, under stairs cupboard, coving.

Bedroom Four

Double glazed window to the front, radiator, wood effect flooring, built in cupboard, coving.

Bathroom

White suite comprising a P-shaped bath with a mixer tap and shower attachment and separate shower unit over, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, two double glazed obscured windows, heated towel rail, tiled floor, coving.



Second Floor Landing

Eaves cupboard, door to:

Bedroom One

Double glazed window to the front aspect and a double glazed velux window to the rear. radiator, coving, recessed lights, door to:



En-Suite Shower Room

White suite comprising a shower cubicle with a Triton shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, tiled floor, obscured double glazed window, heated towel rail, recessed lights.



To The Front

Paved effect area leading to the front door with part walled boundary.

Rear Garden

The garden is attractively landscaped with a paved patio adjacent to the rear of the house, steps down to a lawned area with a path to the rear, plant and shrub borders, fence enclosed, large wooden shed to the rear.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

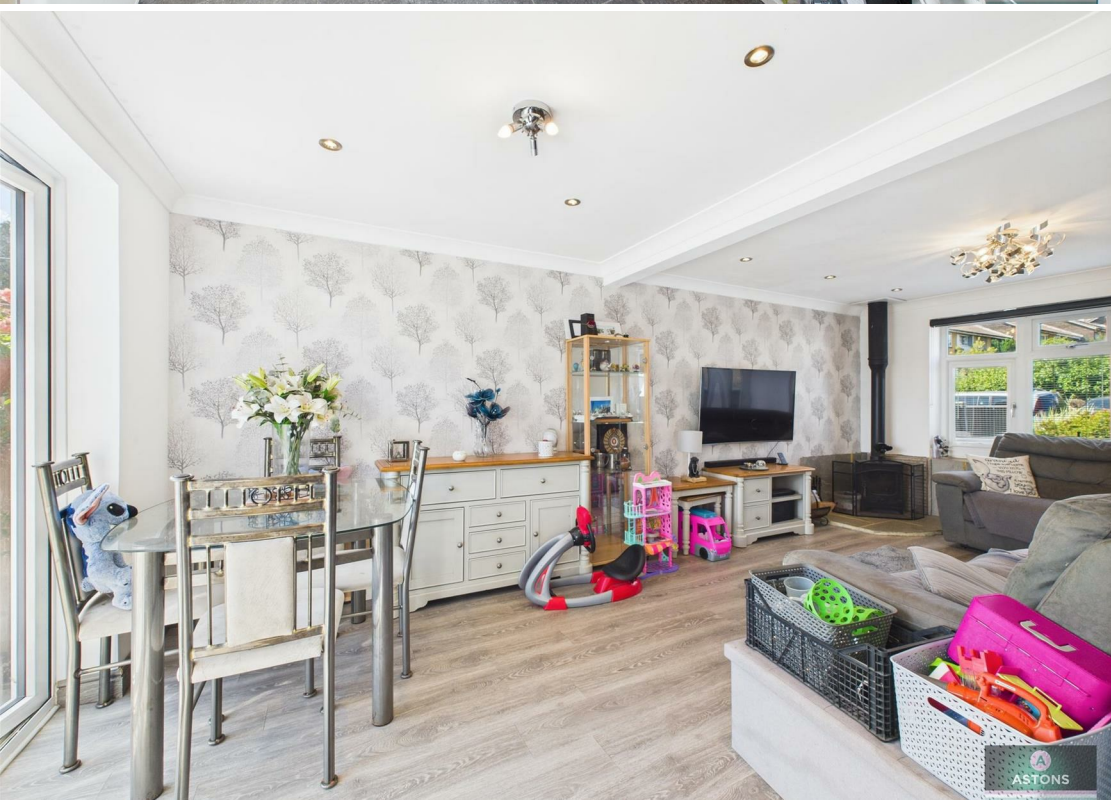
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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







Approximate total area⁽¹⁾

1092 ft²

101.5 m²

Balconies and terraces

328 ft²

30.5 m²

Reduced headroom

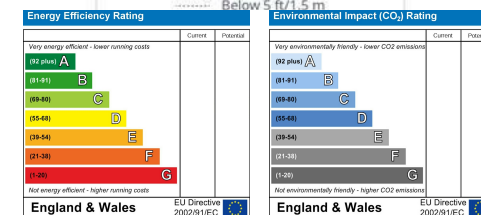
21 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m



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