



Argyll Court  
Southgate, West Sussex RH11 8ZF

£475,000

Situated in a gated mews style development which was built in 2009 is this charming and well presented town house. This delightful property boasts a well-designed layout over three floors featuring a kitchen/dining room on the ground floor with an additional conservatory leading to the garden, and a spacious living room on the first floor with a feature balcony, ideal for enjoying a post work drink.

With three generously sized bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. There is an en-suite shower room to the main bedroom and a further family bathroom, each of which offers modern amenities, ensuring comfort and convenience for all residents.

The property also benefits from parking for two vehicles, a valuable feature in this sought-after location. Argyll Court is ideally located within close proximity to the town centre, amenities and transport links including Crawley train station with services to London; making it an ideal choice for those looking to enjoy both tranquillity and accessibility.

This house presents a wonderful opportunity for anyone seeking a comfortable and stylish home in Southgate. Don't miss the chance to make this property your own.



## Hallway

Part double glazed front door, recessed down lighters, coving, radiator, Hive thermostat, stairs to the first floor, doors to:

## Downstairs Cloakroom

White suite comprising a wc and pedestal hand basin with a mixer tap, part tiled walls, radiator, tiled floor, recessed down lighters.



## Kitchen/Dining Room

Range of base and eye level units with wood effect work surfaces over and tiled splash backs, under unit lighting and recessed down lighters, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel double oven with a gas hob over and stainless steel extractor hood above, integrated fridge/freezer and dishwasher, large under stairs cupboard, radiator, coving, tiled floor, double glazed window and French casement doors to the conservatory.



## Utility Room

Work surface to one side with an inset stainless steel sink with a mixer tap, drainer and unit below, space for a washing machine, eye level unit, radiator, tiled floor and tiled splash backs, recessed down lighters, extractor fan.

## Conservatory

Double glazed to three sides with double glazed French casement doors to the garden, glass roof, tiled floor.

## Landing

Radiator, coving, stairs to the second floor, doors to:

## Living Room

Double glazed window to the front, double glazed French casement doors to the Balcony which has metal railings and space for a bistro table and chairs, two radiators, coving, recessed down lighters.

## Bedroom One

Two double glazed windows to the rear, radiator, coving, built in wardrobe, door to:

## En-Suite Shower Room

White suite comprising a large shower cubicle with mixer shower unit, hand basin with a mixer tap, wc, part tiled walls, tiled floor, heated towel rail, recessed down lighters, extractor fan, shaver point.

## Second Floor Landing

Access to the loft space, coving, doors to:

## Bedroom Two

Double glazed window to the front, radiator, built in airing cupboard, coving.

## Bedroom Three

Two double glazed velux windows, radiator, coving.

## Bathroom

White suite comprising a P-shaped shower bath with a glass screen, mixer tap and shower unit over, hand basin with a mixer tap, wc, part tiled walls, tiled floor, recessed down lighters and light tunnel providing natural light, heated towel rail.

## To The Front

Gated access to the mews development leading to a personal driveway with parking for one car, path to the side leading to the front door.

## Garage

With an up and over door, power and light, personal door to the house.

## Rear Garden

The garden enjoys a southerly aspect and comprises a paved patio area adjacent to the house leading to a lawned area with a stepping stone path to the rear, wooden storage shed, rear access gate.



## Estate Charge

There is an annual estate charge for the maintenance of the communal areas. This is approximately £440.00 per year.

## Disclaimer

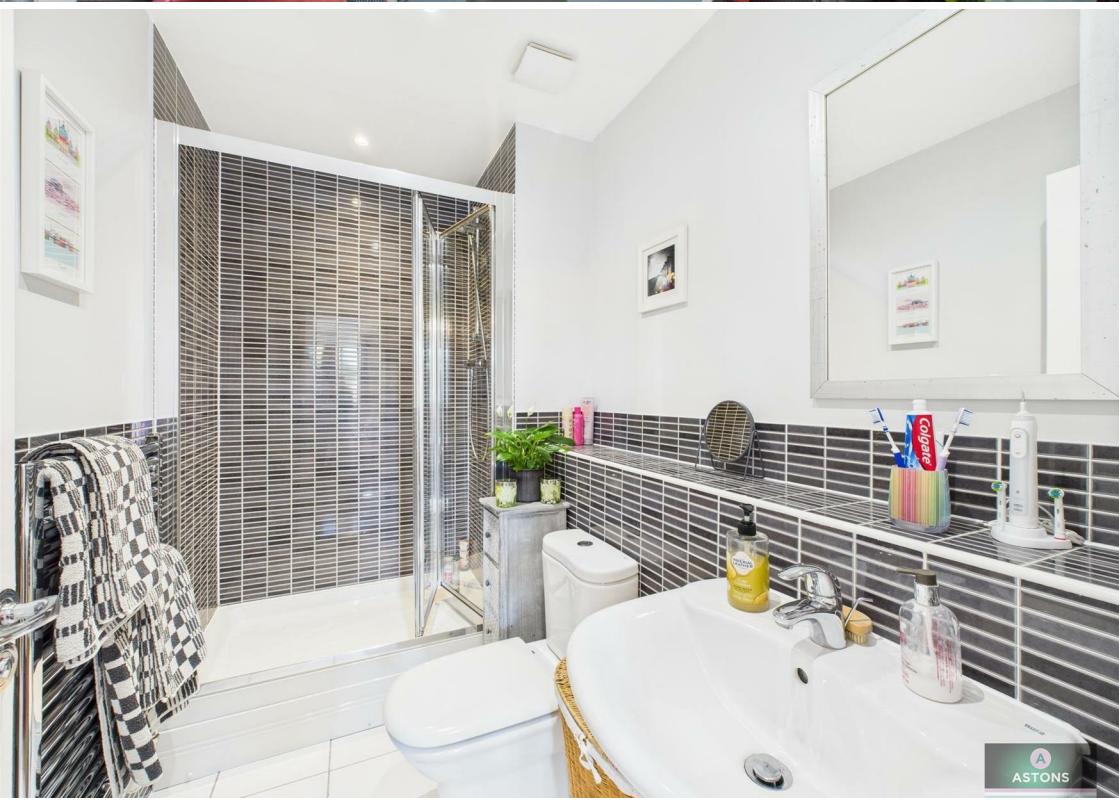
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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<sup>(1)</sup>

1322 ft<sup>2</sup>

122.9 m<sup>2</sup>

Balconies and terraces

29 ft<sup>2</sup>

2.7 m<sup>2</sup>

Reduced headroom

29 ft<sup>2</sup>

2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

Astons, 32 High Street, Crawley RH10 1BW. Email: astons1@btconnect.com

Tel: 01293 611999 Fax: 01293 611454

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