



Rosemead Gardens
Southgate, West Sussex RH10 6TY

£260,000

Astons are pleased to offer to the market this well presented ground floor two bedroom luxury apartment, which is ideally located within a short walk of Crawley train station and the town centre. The property benefits from having French casement doors in the living room, which lead directly out onto a patio seating area and the well maintained communal gardens. The property offers two double bedrooms, one with an en-suite shower room, separate bathroom, living/dining room with a separate kitchen, gas radiator heating and an allocated parking space. The property is being offered with no onward chain.



Hallway

Personal front door, intercom entry system, laminate flooring, cupboard, doors to:

Living/Dining Room

Double glazed French casement doors to a small patio area and communal grounds, laminate flooring, radiator, coving, open through to:



Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, under unit lighting, inset stainless steel one and a half bowl sink unit with a mixer tap and drainer, built in stainless steel oven with hob over and extractor hood above, integrated fridge/freezer and washing machine, double glazed window to the side, tiled floor, coving, recessed down lighters,



Bedroom One

Double aspect double glazed windows, radiator, laminate flooring, built in wardrobe, door to:

En-Suite Shower Room

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

Bedroom Two

Double glazed window, radiator, coving, built in wardrobe.



Bathroom

White suite comprising a panel enclosed bathroom with a mixer tap, shower attachment and glass folding screen, pedestal hand basin with a mixer tap, wc, part tiled walls, tiled floor, obscured double glazed window, heated towel rail.



Parking

There is an allocated parking space located in the parking area.

Outside

Directly outside the living room of the property there is a small patio area which makes a lovely seating area. The rest of the gardens are lawned with feature shrubs and trees and are wall enclosed.



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

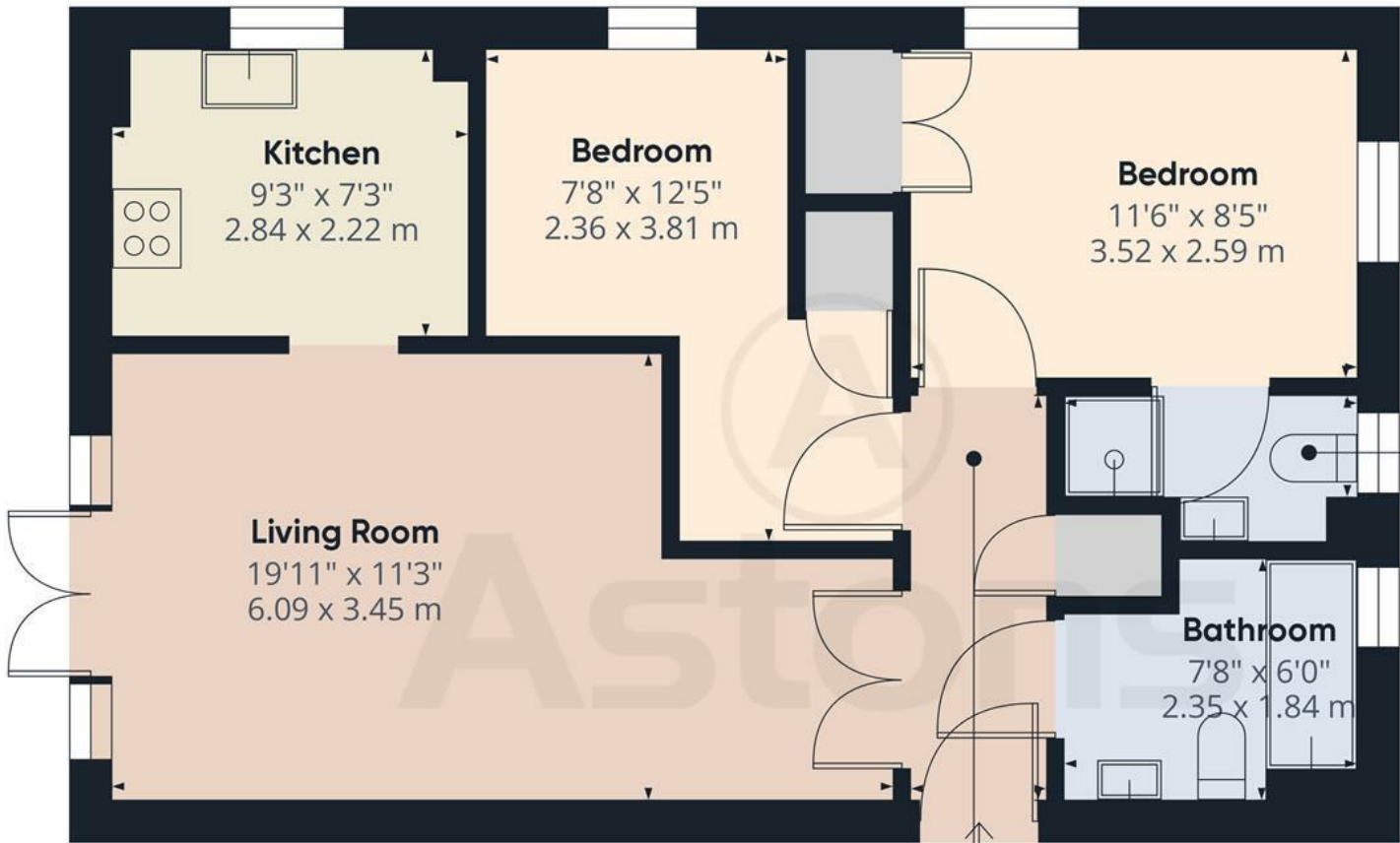
Conveyancing - Lewis & Dick £150 per transaction

- 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.







Bathroom
7'7" x 2'10"
2.33 x 0.88 m

Approximate total area⁹⁾
577.7 ft²
53.67 m²

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	