



Malvern Road
Southgate, West Sussex RH11 8JL

£339,950

A well presented three bedroom house which is ideally situated in a cul de sac within a half a mile of the town centre and Crawley train station. The property is neutrally decorated throughout and benefits from a good sized kitchen/dining room across the rear of the house, a refitted white bathroom suite, gas radiator heating and upvc double glazed windows. Outside the house has a driveway to the front and a landscaped garden to the rear with an access gate. EPC rating D.



Entrance Porch

Double glazed front door, part stained glass front door to the hallway, double glazed obscure window to the side, tiled floor.

Hallway

Front door, radiator, stairs to the first floor, door to:

Lounge

14'0 x 12'5 (4.27m x 3.78m)

Double glazed window to the front aspect, radiator, under stairs cupboard, obscure glazed double doors to:



Kitchen/Breakfast Room

15'7 x 9'9 (4.75m x 2.97m)

Range of base and eye level wood panel fronted units with work surfaces over and tiled splash backs, inset ceramic one and a half bowl sink with a mixer tap and drainer, built in electric oven with a four ring gas hob over and extractor fan above, integrated fridge/freezer, space for a washing machine, dishwasher, tiled floor, radiator, recessed down lighters, unit housing gas fired boiler, double glazed window to the rear aspect, double glazed french casement doors to the garden.



Landing

Access to the loft space, airing cupboard, doors to:

Bedroom One

12'11 x 8'10 (3.94m x 2.69m)

Double glazed window to the front aspect, radiator, fitted wardrobes with sliding mirror fronted doors.



Bedroom Two

12'4 x 8'9 (3.76m x 2.67m)

Double glazed window to the rear aspect, radiator.



Bedroom Three

9'5 x 6'5 (2.87m x 1.96m)

Double glazed window to the front aspect, radiator, built in wardrobe and shelves.



Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit above with a glass screen, hand basin with a mixer tap and vanity unit



below, W.C, tiled walls and floor, recessed down lighters, extractor fan, radiator, fitted wall unit, obscure double glazed window.



To The Front

Driveway with lawned area to the side, path to the front door.

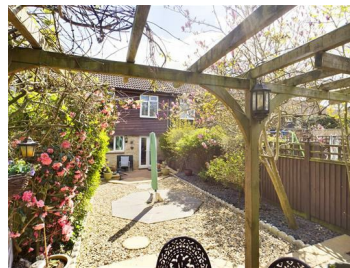


Parking

There is a driveway to the front of the property with parking for one car. There is further parking on the road.

Rear Garden

The garden is attractively landscaped and comprises a block paved patio area adjacent to the house with dwarf wall borders, step up to a stone chipping area with central octagon paved area. Further block paved patio seating area to the rear with wooden pagoda over, wooden shed, hedge and fence borders, rear access gate, feature magnolia tree.



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.

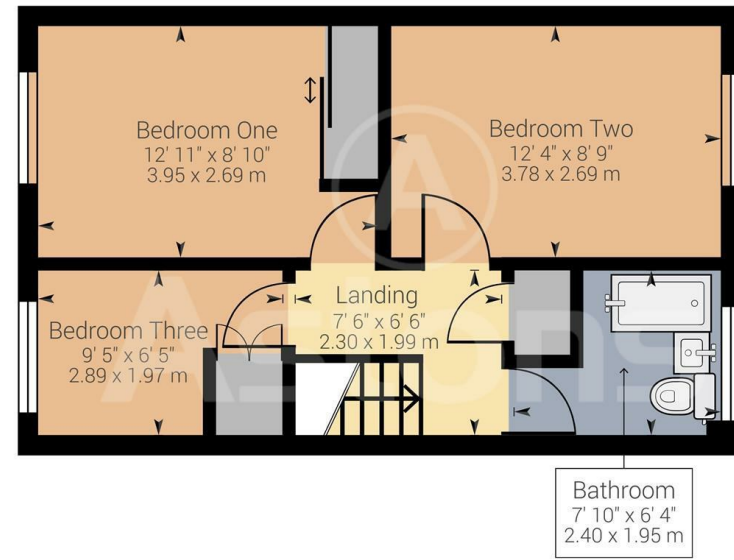
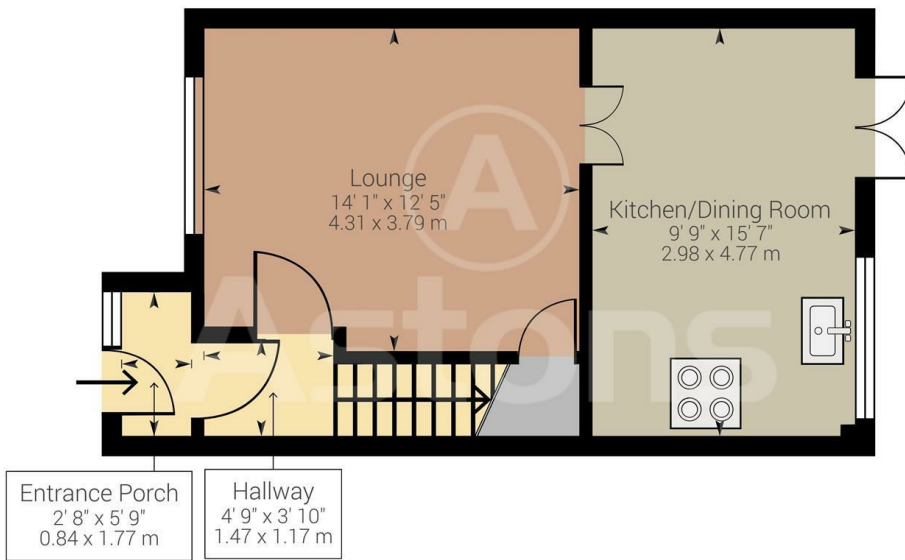
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Conveyancing - Lewis & Dick £150 per transaction

- 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.



Approximate net internal area: 394.36 ft² / 36.64 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Approximate net internal area: 366.74 ft² / 34.07 m²
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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		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(35-68) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Astons, 32 High Street, Crawley RH10 1BW. Email: astons1@btconnect.com
 Tel: 01293 611999 Fax: 01293 611454
www.astons.org