



Oak Road
Southgate, West Sussex RH11 8AE

£89,950

Offered for sale with no onward chain is this one bedroom retirement top floor flat for the over 60's, conveniently located for Crawley town centre, local supermarket and Goffs Park. The development of 34 properties has many benefits including a telephone entry system, residents' lounge, guest suite, communal laundry, House Manager, 24 hour emergency Careline system and a lift to all floors. The property itself comprises an entrance hall, lounge / dining room, bedroom with built in wardrobes, a fitted kitchen and a shower room. Outside there are mature, communal gardens and car parking.



Hallway

Front door, storage cupboard, alarm pull cord and intercom entry system, access to loft space, doors to:

Lounge/Dining Room

17'7 x 10'6 (5.36m x 3.20m)

Double glazed window to the front aspect, storage heater, wall lights, coving, electric feature fireplace, pull alarm cord, archway to:



Kitchen

7'3 x 5'4 (2.21m x 1.63m)

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with drainer, built in eye level oven, inset four ring hob with extractor hood above, under unit lighting, space for a fridge, extractor fan, coving.



Bedroom

14'4 x 8'11 (4.37m x 2.72m)

Double glazed window to the front aspect, wall mounted electric heater, coving, built in wardrobes.



Shower Room

Suite comprising a shower tray with curtain and Triton mixer shower unit, hand basin with vanity unit below, W.C, tiled walls, coving, electric heater.



Communal Lounge/Kitchen

On the ground floor there is a large communal lounge for the residents to socialise in with a kitchen attached.

Wash Room

Located on the ground floor there is a communal wash room with washing machines and tumble dryers for the residents to use.

Communal Gardens

To the rear of the property there are communal gardens providing a space to sit outside.

Parking

There is a car park located to the rear of the building.

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.

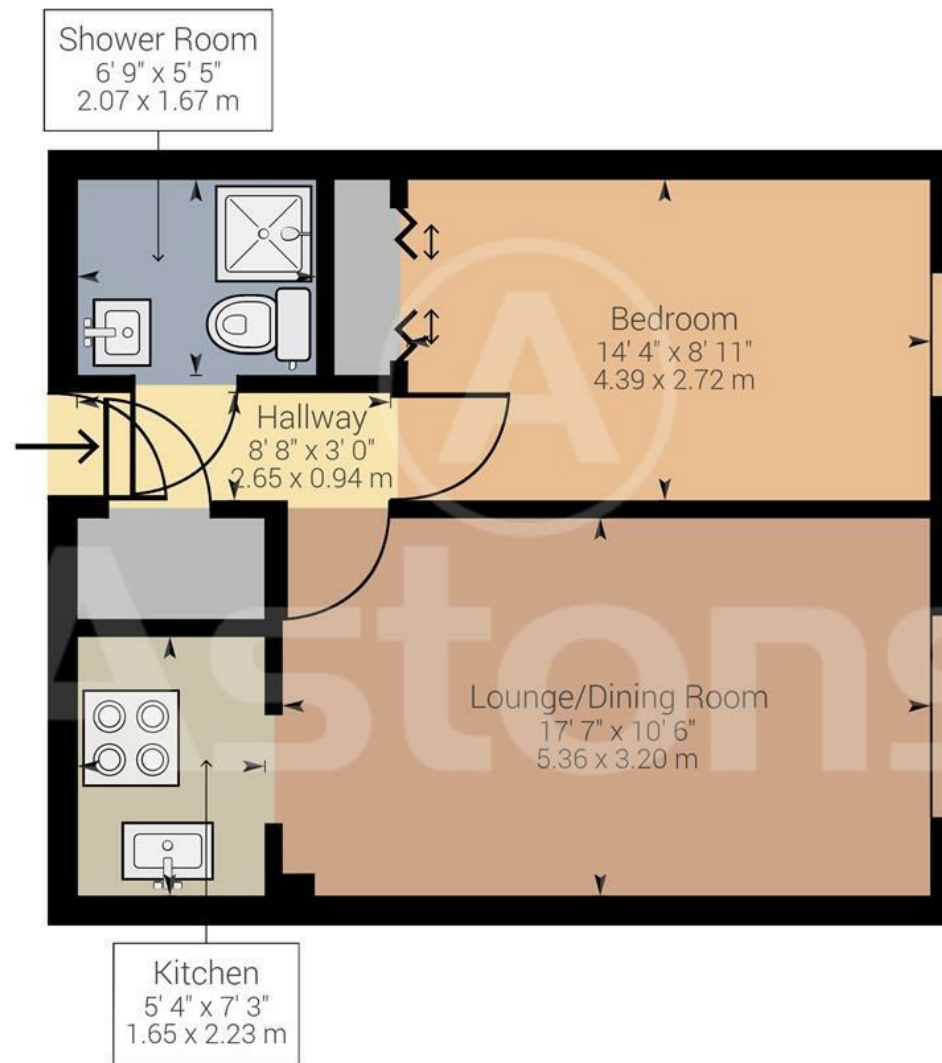
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Conveyancing - Lewis & Dick £150 per transaction

- 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: 455.93 ft² / 42.36 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.

