



109 Malthouse Road, Southgate, Crawley, West Sussex, RH10 6BJ

**£1,900 Per Calendar Month**





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Nestled on Malthouse Road in the desirable area of Southgate, Crawley, this charming house presents an excellent opportunity for families and professionals alike. Boasting three generously sized bedrooms, this property offers ample space for comfortable living. The well-proportioned living room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

The fitted kitchen is both practical and functional, catering to all your culinary needs. With gas heating to radiators, you can enjoy a warm and cosy environment throughout the colder months.

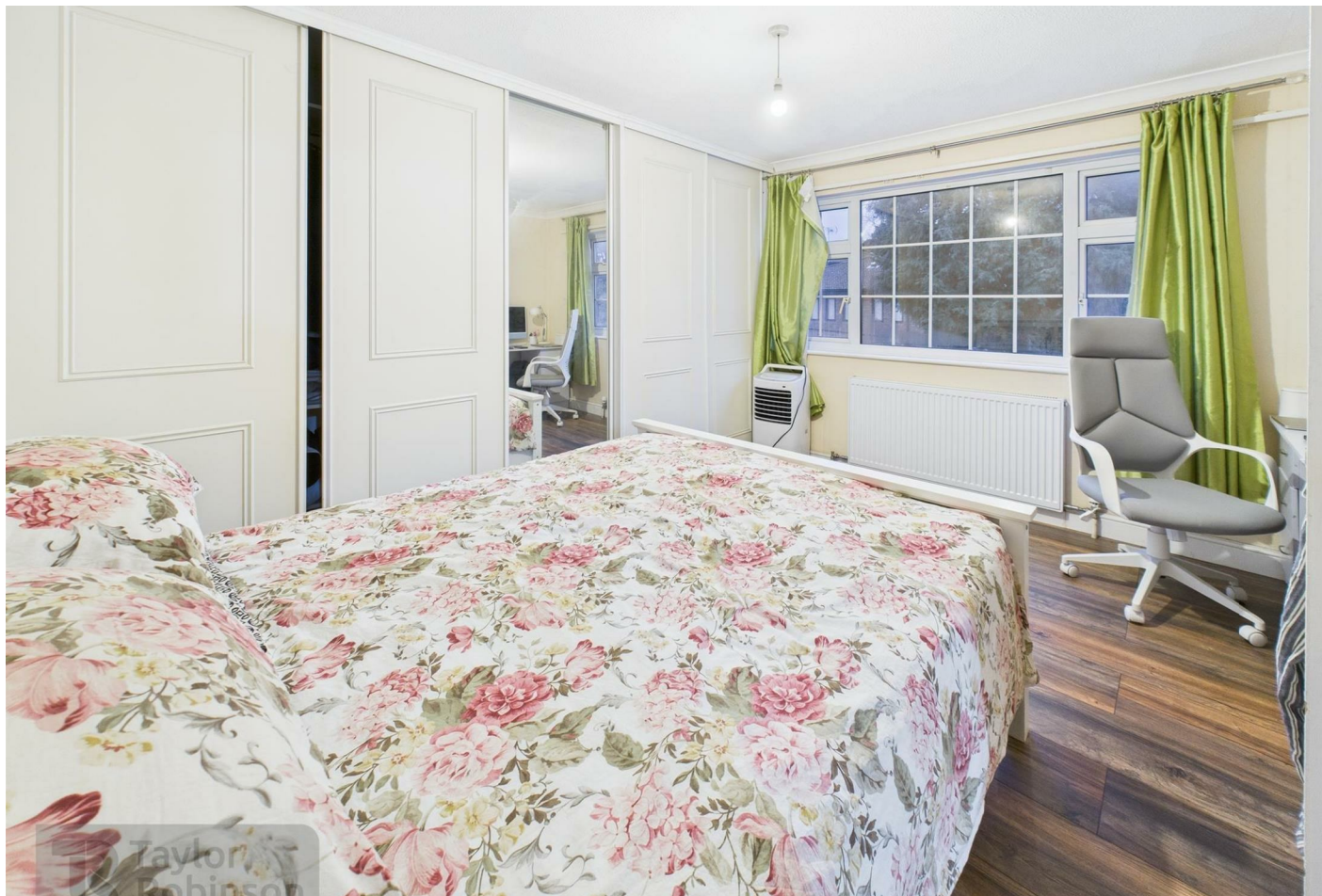
One of the standout features of this home is its prime location. Situated close to the town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities. Additionally, Crawley railway station is just a short distance away, making commuting to London and other nearby areas convenient and straightforward.

This property is ideal for those seeking a blend of comfort, space, and accessibility. Whether you are looking to make it your family home or a rental investment, this house on Malthouse Road is certainly worth considering.

Summary of Charges to Tenants



## Description



## Situation



Unfurnished

Council Tax Band: D

Available: 30th January 2026

**Ground Floor**

**Kitchen**  
1.98 x 7.82 m  
6'6" x 25'7"

**Living Room**  
3.69 x 7.82 m  
12'1" x 25'8"

**Floor 1**

**Bedroom 3**  
2.39 x 2.86 m  
7'10" x 9'4"

**Bedroom 2**  
3.30 x 3.84 m  
10'9" x 12'7"

**Bedroom 1**  
3.09 x 3.83 m  
10'1" x 12'6"

**Bathroom**  
1.36 x 1.92 m  
4'5" x 6'3"

**Landing**  
0.31 x 1.77 m  
3'0" x 9'1"

**Approximate total area<sup>m</sup>**  
84.9 m<sup>2</sup>  
913 ft<sup>2</sup>

**Reduced headroom**  
1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**

A map of Crawley, West Sussex, showing the location of the Crawley Leisure Centre. The map includes labels for Goffs Park, Southgate, Tilgate, and the Oadfield Stadium. A red pin marks the location of the Crawley Leisure Centre, which is situated near the intersection of Brighton Rd and Southgate Ave. The map also shows major roads like Horsham Rd and High St, and the A23 road.

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                                                                                                          | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 73                                                                                                               | 87        |
| <b>England &amp; Wales</b>                                                                                                                                                                                                                                                                   |  | EU Directive<br>2002/91/EC  |           |

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