



## Holmcroft, Southgate

In Excess of £300,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —





- Two bedroom staggered terraced home, ideal first-time purchase
- Quiet cul-de-sac position within the highly desirable Southgate area of Crawley
- Bright and spacious sitting/dining room
- Modern kitchen with direct garden access
- Contemporary family bathroom fitted with modern white suite
- Low maintenance rear garden with patio, gated rear access and garden shed
- Allocated parking
- VENDOR SUITED
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A two-bedroom staggered terraced home, ideally positioned within a quiet cul-de-sac setting in the highly desirable Southgate area of Crawley. This property is an ideal first-time purchase, investment opportunity or downsize move, being conveniently located within walking distance of Crawley town centre and mainline station.

The property is approached via a covered entrance porch which leads directly into a bright and spacious sitting/dining room. This welcoming reception space enjoys a pleasant front aspect with ample room for both living and dining furniture, complemented by wood laminate flooring and a staircase rising to the first floor.

To the rear of the property is a modern kitchen, fitted with a range of wall and base units, a stainless steel sink drainer sits in work surfaces beneath a window to the rear, there is space for a gas oven and extractor above, space and plumbing for a washing machine and slimline dishwasher, with an integrated fridge/freezer. The kitchen provides a good amount of preparation and storage space, including a cupboard housing the central heating boiler while also





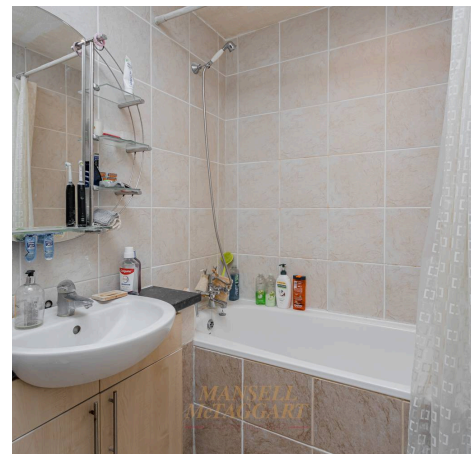
The first-floor landing provides access to the loft, two well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes together with a pleasant outlook over the rear garden. Bedroom two is a generous second bedroom, ideal for guests, a nursery or home office.

The bathroom has been fitted with a modern white suite comprising a panel enclosed bath with shower attachment, low level WC and wash hand basin with vanity storage beneath, wall mounted heated towel rail. Fully tiled walls and floor complete the stylish, contemporary finish.

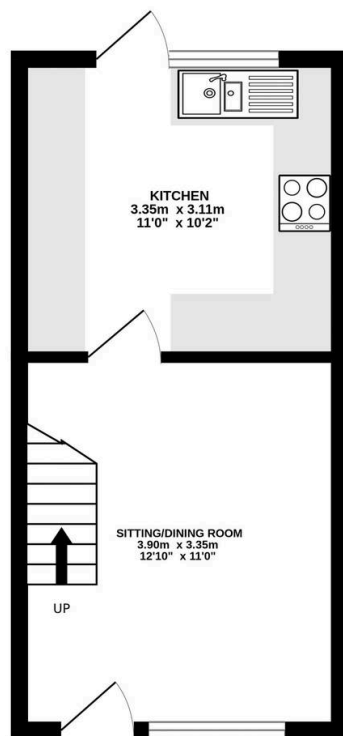
Outside, the rear garden has been designed with ease of maintenance in mind and is predominantly laid to patio with attractive shingle borders, enclosed by fencing with gated rear access and a useful garden shed. The property also benefits from allocated parking in an adjacent carpark, and there is ample additional communal parking nearby.

Southgate remains one of Crawley's most sought-after residential locations, conveniently positioned for access to the town centre, local amenities, highly regarded schools and excellent transport links including Crawley Train Station and the M23 motorway network.

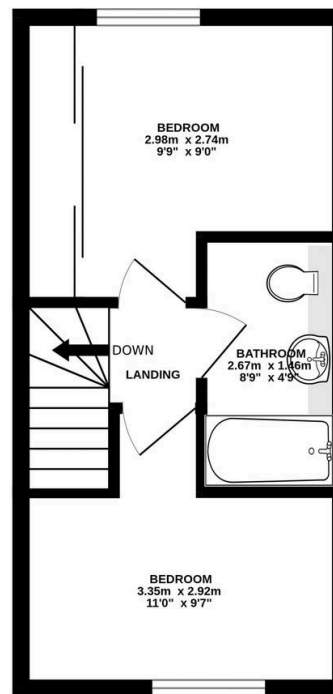
The vendor has secured an onward purchase which has NO CHAIN, so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.



GROUND FLOOR  
23.5 sq.m. (252 sq.ft.) approx.



1ST FLOOR  
23.4 sq.m. (252 sq.ft.) approx.



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TOTAL FLOOR AREA - 46.9 sq.m. (505 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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