



Guide Price £225,000 - £250,000 Leasehold

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Clitherow Gardens, Southgate, Crawley, RH10

 2  1  2  Y  Y  0.3 Miles



GUIDE PRICE £225,000 - £250,000.

OFFERED WITH NO ONWARD CHAIN, THIS WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE, IS LOCATED WITHIN CLOSE PROXIMITY TO CRAWLEY TOWN CENTRE AND COMPRISES AN ENSUITE AND ALLOCATED PARKING.

Located in Southgate, the property is situated within the catchment area for excellent junior and senior schools. The very popular Goff's Park is a short distance away which provides excellent dogs walks, a pitch and put golf course and children's parks. Commuters, the property is just 0.3 miles from Crawley Train Station with its fast commuter links north to London, South to Horsham and easy connection to Three Bridges which is one stop away equally, junction 10 of the M23 is easily and quickly accessible by car.

On the ground floor there is small communal entrance hall which gives access to the maisonette and the maisonette on the first floor. On entering our maisonette you first step into the entrance lobby, within the entrance lobby there is a large storage cupboard to your left-hand side, which is handy for your shoes and coats. A further door leads into the lounge. The lounge is located at the front of the building and enjoys views out into Clitherow Gardens. The lounge can accommodate a variety of furniture making an inviting space to relax. The kitchen, which is located off the lounge, comprises a range of base and eye level units, with an integrated hob and oven. There are spaces for a free-standing fridge/freezer and washing machine. In one corner the current owner has fitted a fold down table taking care of your dining needs. From the lounge there is an inner hallway which gives access to both double bedrooms, bathroom and benefits a built-in cupboard. The main bedroom is located at the front of the property and like the lounge, offers views to the front. The room is spacious with plenty of room for a king size bed and range of free-standing furniture with access to the ensuite shower room. The ensuite comprises a full width shower cubicle, wash hand basin and low level w/c. Bedroom two is also a double room and benefits a built-in wardrobe. There is room for a double bed and free-standing furniture. The main bathroom is good size and benefits a window for natural light and ventilation, a bath with shower over the top, wash hand basin and low-level w/c.

Outside the property there is allocated parking and communal gardens.



Room Details

Ground Floor

Entrance Hall

Lounge/Diner

Kitchen

Inner Hallway

Bedroom One

Bedroom Two

Bathroom

Outside

Allocated Parking
Space

Communal Gardens

15'10" x 9'11" (4.83m x 3.02m)

9'7" x 7'6" (2.92m x 2.29m)

12'10" max x 9'11" (3.91m max x
3.02m)

13'0" x 9'1" (3.96m x 2.77m)

7'5" x 5'6" (2.26m x 1.68m)

Ground Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

