



Godolphin Court, Brighton Road, Southgate, Crawley, RH10 6TS

PUBLIC NOTICE

ADDRESS 9, Godolphin Court, Brighton Road Southgate, Crawley, West Sussex, RH10 6TS

We are acting in the sale of the above property and have received an offer of £165,000

Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract (SSTC) and no further offers will be accepted while under this status.

Date of Notice: 12/01/26

£190,000 Leasehold

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- Bought as seen & Cash Buyers Only
- Close to Town Centre
- 2 Double Bedrooms
- Ground Rent £60 per Annum
- Service Charge £TBC
- Modern Kitchen
- 63 Years Lease Remaining

Entrance hall

Communal Gardens

Lounge

13'3" x 12'4" (4.04 x 3.78)

Dining Room

13'8" x 9'1" (4.17 x 2.79)

Kitchen

9'1" x 8'0" (2.79 x 2.44)

Bedroom 1

9'4" x 9'1" (2.87 x 2.79)

Bedroom 2

9'1" x 8'9" (2.79 x 2.67)

Bathroom

Outside

Council Tax Band: C





Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.


Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE

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Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC  | |