

## East Park, Southgate, Crawley, RH10 6GT

Situated in the desirable area of Southgate, Crawley, this modern and well-presented two-bedroom apartment offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a spacious open-plan kitchen, living, and dining area, ideal for both relaxation and entertaining. The contemporary design is complemented by an abundance of natural light, creating a warm and inviting atmosphere throughout.

The apartment features two bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom ensures that your daily routines are both comfortable and efficient. One of the standout features of this property is the private balcony, where you can enjoy a breath of fresh air and take in the views.

For added convenience, the apartment comes with secure allocated parking, making it easy for you to come and go as you please. The building is equipped with a lift, ensuring easy access to your home, regardless of your floor level.

Location is key, and this apartment does not disappoint. It is within walking distance to Crawley Town Centre, where you will find a variety of shops, restaurants, and amenities. Additionally, the nearby train station offers excellent transport links, making it an ideal choice for commuters.

This property is perfect for those seeking a modern lifestyle in a vibrant community. Whether you are a first-time buyer or looking to invest, this apartment in Southgate is a wonderful opportunity not to be missed.

**£255,000 Leasehold**

## East Park, Southgate, Crawley, RH10 6GT



- Modern and well-presented two-bedroom apartment
- Secure Allocated Parking
- Lease 121 Years remaining
- Spacious open-plan kitchen / living / dining area
- Lift access within the building
- Service Charge £1999.8 pa
- Private balcony
- Walking Distance to Crawley Town Centre and Train Station

Entrance

Allocated Parking

Hallway

14'6" x 3'10" (4.42 x 1.17)

Kitchen / Living Room

14'1" x 12'10" (4.31 x 3.93)

Bedroom 1

13'5" x 10'7" (4.09 x 3.23)

Bedroom 2

11'0" x 5'7" (3.36 x 1.71)

Bathroom

10'11" x 6'10" (3.33 x 2.10)

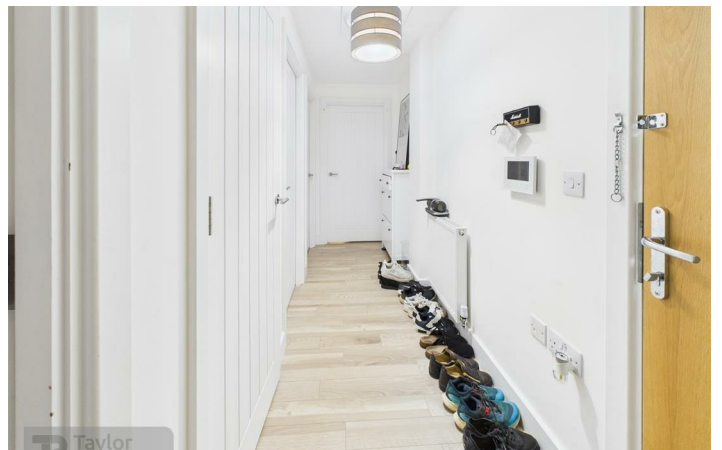
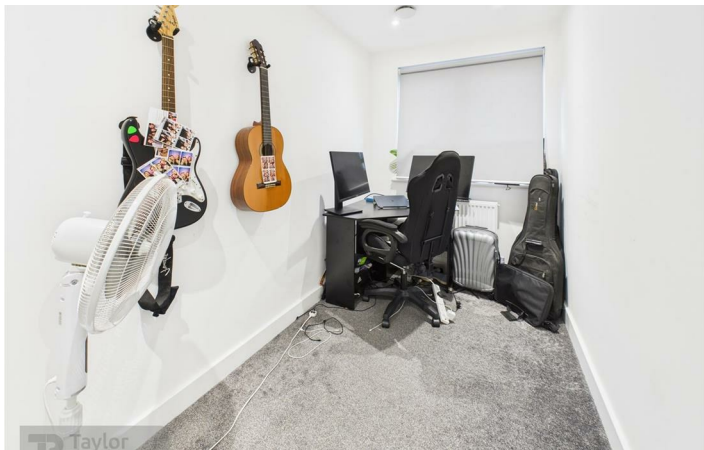
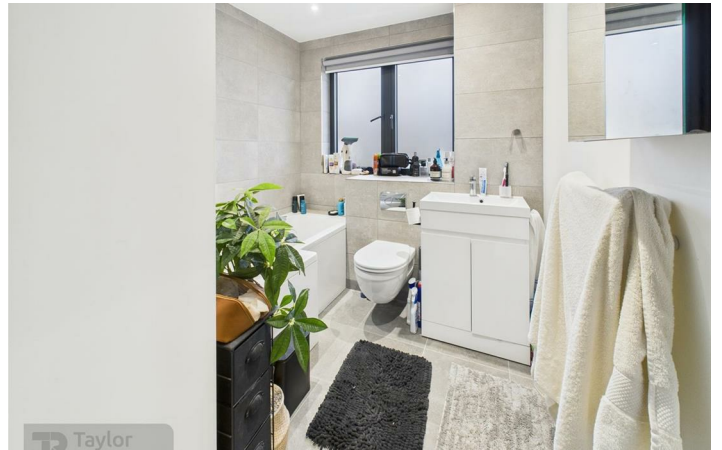
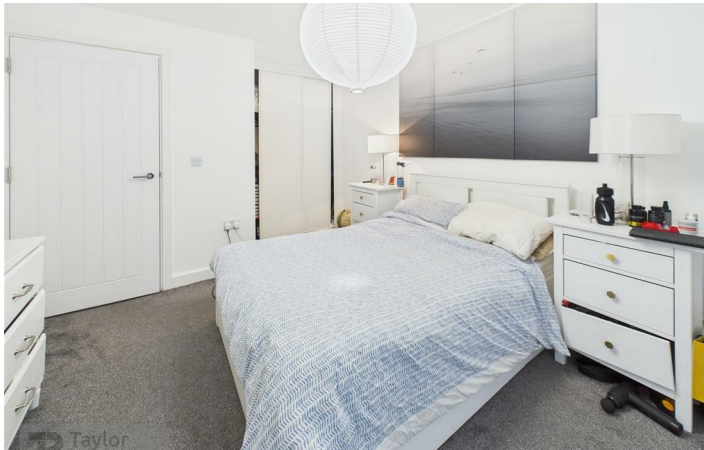
Balcony

32'5" x 6'10" (9.90 x 2.09)

**Council Tax Band: B**







Floor Plan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC