



Asking Price Of **£350,000** Freehold

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Southgate Drive, Southgate, Crawley, RH10

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Moore & Partners

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, WE ARE DELIGHTED TO OFFER THIS THREE BEDROOM FAMILY HOME WITH SCOPE FOR SOME ENHANCEMENT. LOCATED IN THE POPULAR AREA OF SOUTHGATE, THE PROPERTY SITS CONVENIENTLY FOR ACCESS TO CRAWLEY TOWN CENTRE, FASTWAY BUS ROUTES 10 & 20 AS WELL LOCAL PRIMARY SCHOOLS.

A VIEWING IS A MUST

The gated and enclosed front garden gives access to the front of the house. On entering the property, you walk immediately into the large entrance hall. Within the entrance hall there is ample space for shoes, coats, push chairs etc with a convenient understairs storage cupboard also. To your left stairs lead to the first floor and a door provides access through to the lounge/diner whilst at the far end a further door leads into the kitchen. The sitting room sits to the left hand side of the house and measures 11'7 in length with a feature fire surround and a large window to the front. The dining room is open to the sitting room and can comfortably hold a four seater dining table. Within the dining room there is further space for free standing furniture as well as large window over looking the garden. The 10'2 kitchen can be accessed from the dining room and the hallway and is fitted with a range of base and eye level units offering a fitted gas hob and double ovens whilst there is space & plumbing for appliances like washing machine and dishwasher. Within the kitchen there is also a window with a view to the garden and a single door out into the garden.

The first floor landing is accessed from stairs in the hallway and holds the airing cupboard, access to the loft and doors to the bedrooms and the bathroom. The master bedroom has a view to the front, over an adjacent green, and can comfortably hold a double bed, the room benefits a range of built in wardrobes with sliding doors and single cupboard over the stairs. Bedroom two is an L shaped double bedroom with a view to the rear garden and too has a range of built on wardrobes. Bedroom three is a generous versatile room, with a built in cupboard over the stairs and space for study or bedroom furniture. The bathroom is fitted with a white suite incorporating a shower over the bath with a wash hand basin and window to the rear. Next door is a separate toilet with window to the rear.

The front garden is accessed through a gate and laid with Astro turf, for easy maintenance its enclosed by low level shrubs, fencing and a wall. The rear garden is a great asset to the house and gives the potential for a single storey extension to the rear (STPP). Accessed directly from the kitchen is the patio area which leads to areas of lawn, bisected by a pathway which leads to the bottom of the garden and to the timber shed.

EPC Rating C.



Room Details

Ground Floor

Entrance Hall

Lounge 11'7" x 10'9" (3.53m x 3.28m)

Dining Room 9'10" x 9'2" (3.00m x 2.79m)

Kitchen 10'2" x 9'3" (3.10m x 2.82m)

First Floor

Bedroom One 10'7" x 9'0" to wardrobes
(3.23m x 2.74m to wardrobes)

Bedroom Two 10'2" x 10'10" to wardrobes
(3.10m x 3.30m to wardrobes)

Bedroom Three 11'8" x 5'9" (3.56m x 1.75m)

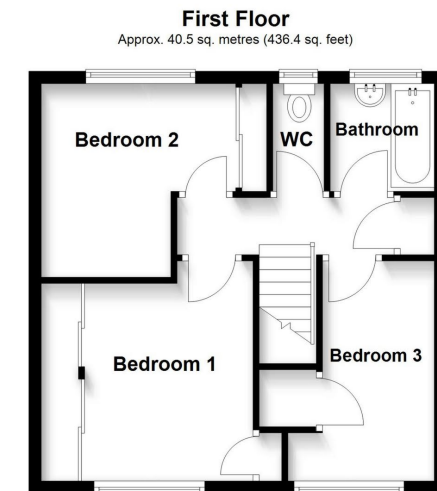
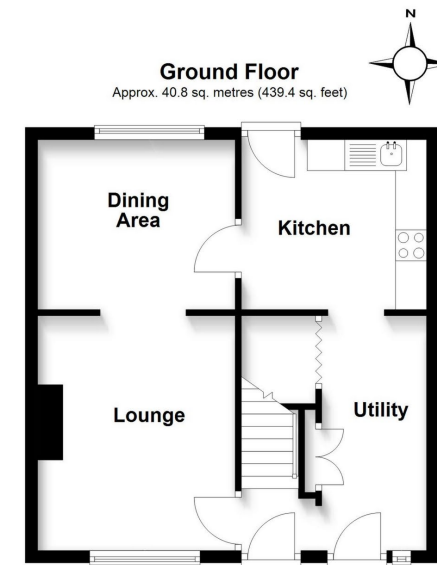
Bathroom

Toilet

Outside

Front Garden

Rear Garden



Total area: approx. 81.4 sq. metres (875.8 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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.

