



Willowfields
Southgate, West Sussex RH11 8FS

Offers In Excess Of £200,000

Nestled in the charming area of Southgate, this delightful split level flat on Perryfield Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

The flat features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, parks, and excellent transport links. Southgate is known for its friendly neighbourhood and community spirit, making it a wonderful place to call home.

This flat presents an excellent opportunity for those looking to invest in a property that combines modern living with a touch of traditional charm. Whether you are a first-time buyer or seeking a rental investment, this flat on Perryfield Road is certainly worth considering. The property is being offered with no onward chain.



Hallway

Personal front door, storage heater, intercom entry system, under stairs storage cupboard and further cupboard housing the water tanks, doors to:

Kitchen

Lounge/Dining Room

Double glazed window, storage heater, coving.

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, built in oven with hob over and extractor hood above, space for an under counter fridge/freezer and washing machine, electric heater, double glazed window.



Bathroom

Suite comprising a panel enclosed bath with a Triton shower unit over, pedestal hand basin, wc, part panelled walls, obscured double glazed window, electric heater, shaver light and point.

Landing

Doors to:

Bedroom One

Double glazed velux window, built in wardrobes with sliding mirror fronted doors, wall mounted Dimplex electric heater.



Bedroom Two

Double glazed velux window, wall mounted Dimplex electric heater.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

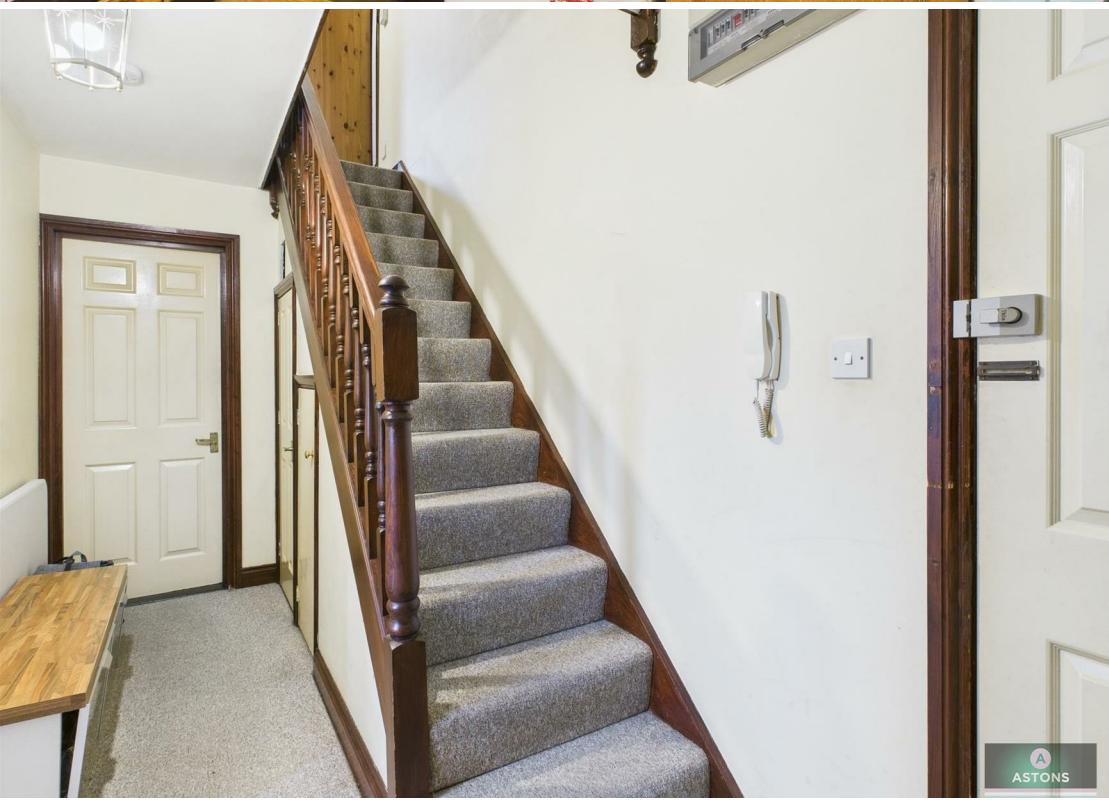
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

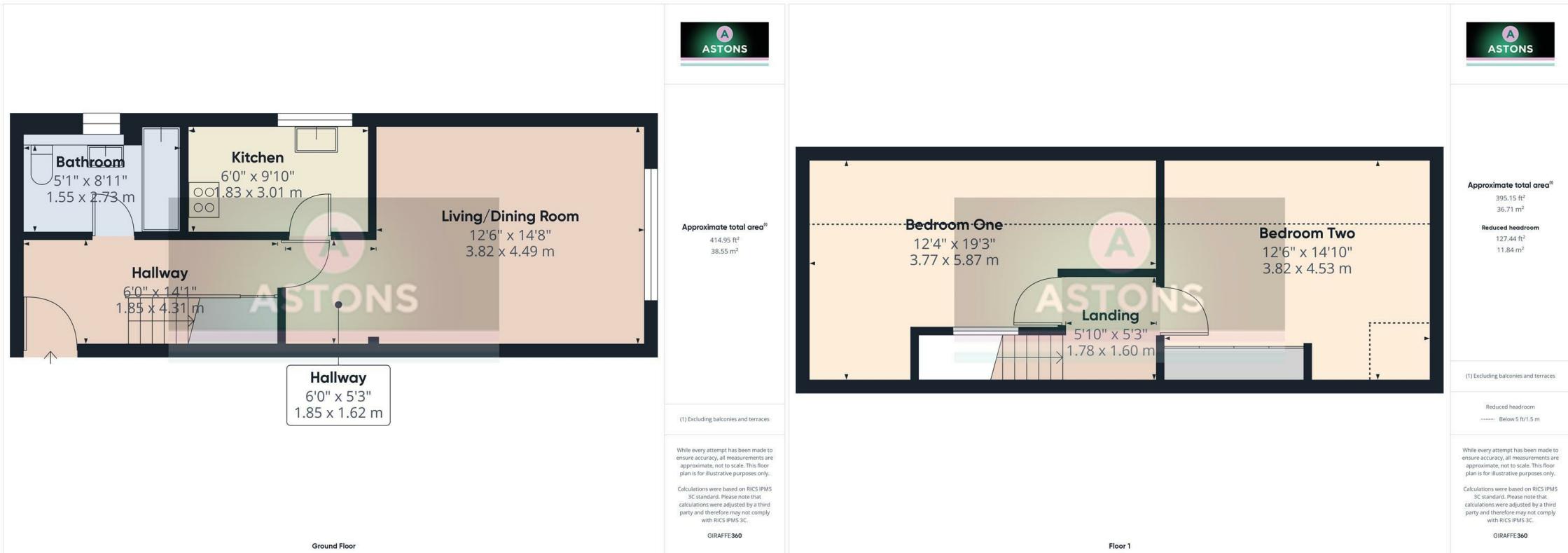
Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

Parking

There is a large car park located to the rear of the building.





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www.astons.org

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		56	57
England & Wales			
EU Directive 2002/91/EC		49	49
England & Wales			