



East Park, Southgate

Guide Price £290,000 - £310,000

**MANSELL
McTAGGART**
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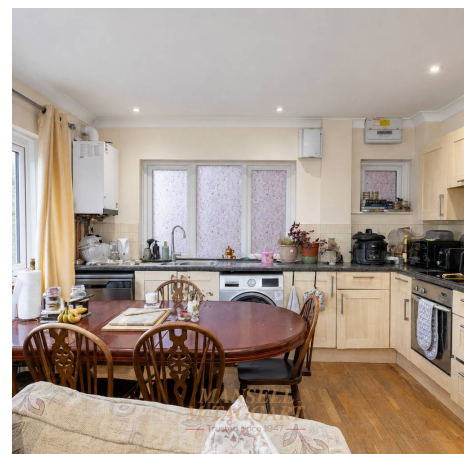




- Two allocated parking spaces
- Walking distance to Crawley mainline railway station
- Fantastic first property or investment opportunity
- Open plan living accommodation
- Two bedroom end of terrace family home
- Recently replaced double glazed windows and door
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'C'

A spacious two bedroom end of terrace family home in the popular central location of Southgate. The property is within walking distance of Crawley town centre, Crawley mainline railway station, local bus routes and popular local amenities.

Upon entering the property, you are greeted with an entrance hall, here you have plenty of space for shoes and coats with access to the open plan living accommodation and stairs ascending to first floor. The open plan living accommodation is of very generous proportions, can comfortably accommodate living room furniture, 6+ person dining table, freestanding furniture and housing the kitchen area. The kitchen comprises of a range of wall and base units with roll top work surfaces over, sink unit, range of integrated appliances and space for tumble dryer. Here is the wall mounted combi boiler which has recently been replaced. The room is completed with triple aspect windows allowing in lots of natural light and wood effect flooring.





Heading upstairs, you are greeted with a good sized landing which gives access to both bedrooms, family shower room, storage cupboard and loft. Bedrooms one and two are towards the front and rear of the property respectively and both are well proportioned rooms.

Bedroom one has plenty of space for a king size bed and freestanding furniture and benefits from fitted wardrobes. Bedroom two is toward the rear of the property and is a double room with space for furniture or perfect for a home office.

The recently updated family shower room comprises of a full length walk-in shower cubicle, low level WC, wash hand basin, opaque window to the rear and fully tiled throughout.

Outside the property, you have two allocated parking spaces available.

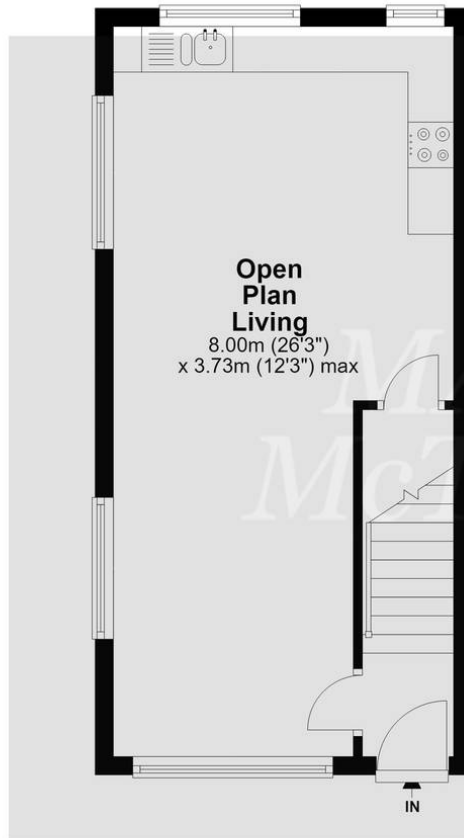
Agents Note

There is an annual service/maintenance charge of £400.00. This information should be confirmed by your solicitor.



Ground Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



First Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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