

## 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. The seller is offering no chain.

***Offers In Excess Of £240,000 Leasehold***

# East Park, Southgate, Crawley, RH10 6GT



- Modern and well-presented two-bedroom apartment
- Secure Allocated Parking
- Private balcony
- Spacious open-plan kitchen / living / dining area
- Lift access within the building
- Service Charge £1999.8 pa
- No Chain
- Walking Distance to Crawley Town Centre and Train Station
- Lease 121 Years remaining

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

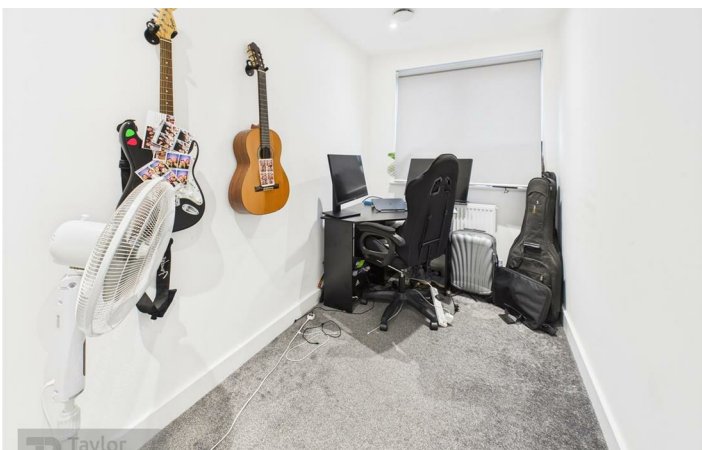
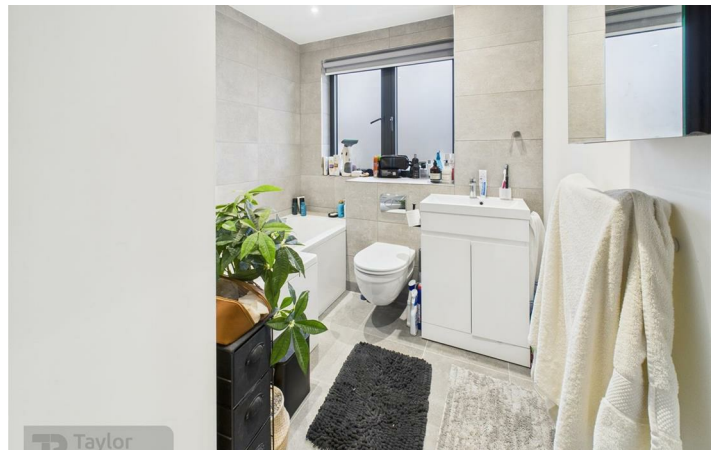
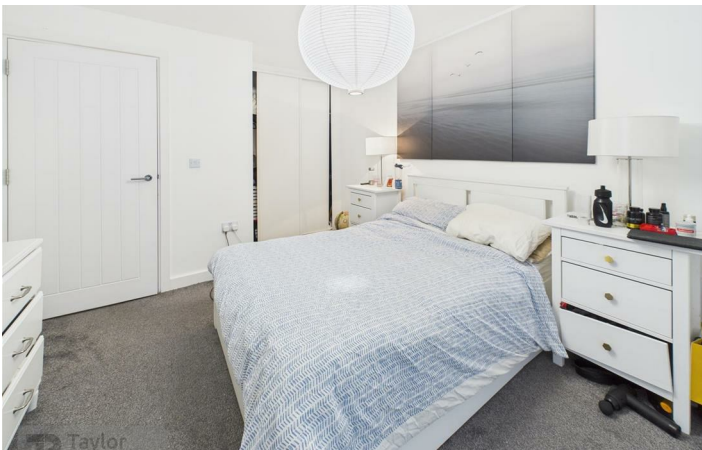
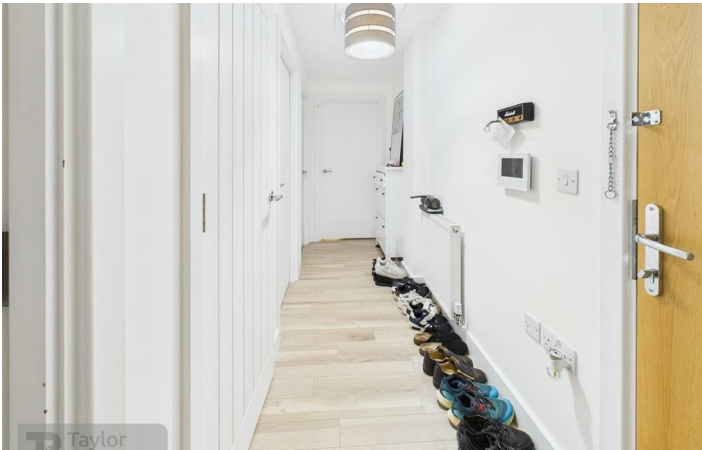
10'11" x 6'10" (3.33 x 2.10)

Balcony

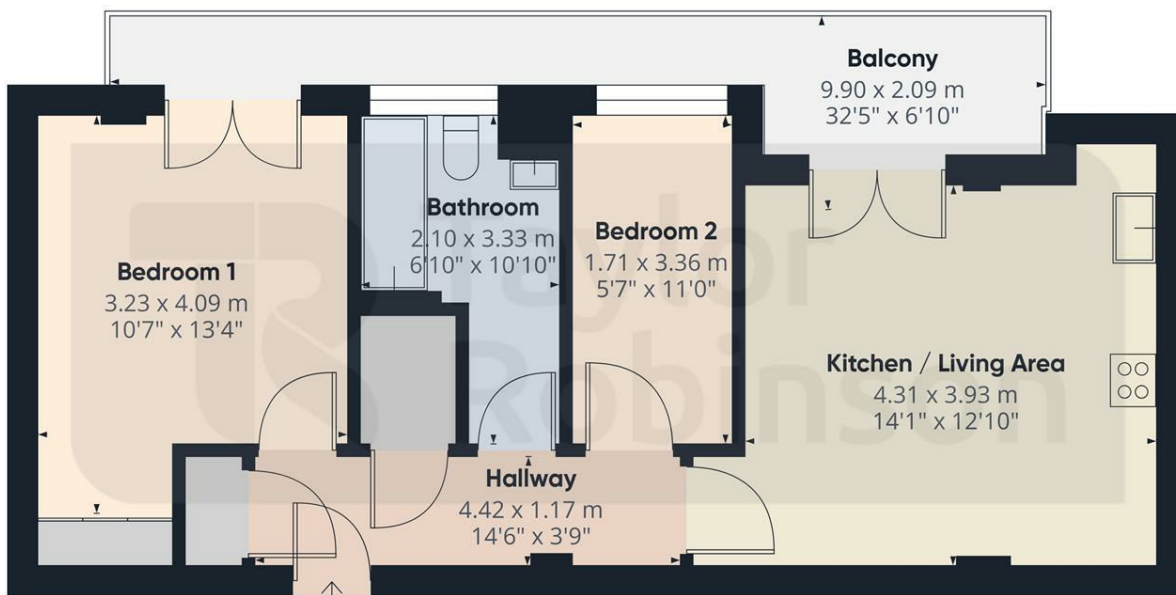
32'5" x 6'10" (9.90 x 2.09)

## Council Tax Band: B





# Floor Plan



**Approximate total area<sup>(1)</sup>**  
 50.3 m<sup>2</sup>  
 542 ft<sup>2</sup>

**Balconies and terraces**  
 10.3 m<sup>2</sup>  
 111 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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## Energy Efficiency Rating

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