



Brighton Road, Southgate

In Excess of £375,000

**MANSELL
McTAGGART**
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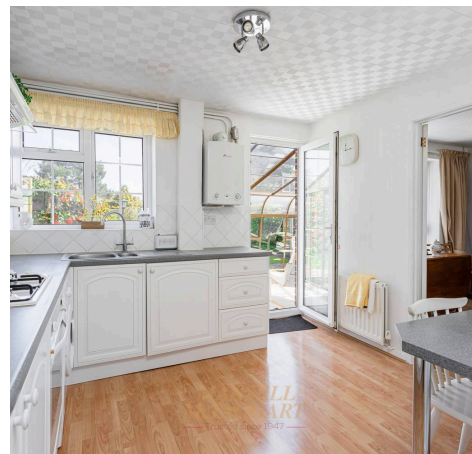




- NO ONWARD CHAIN
- Driveway in front of single detached garage
- Mature sunny garden
- Short walk to Crawley town centre and train station
- Close proximity to popular local schools
- Ideal location for Fastway bus routes 10 & 20
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

A well-presented and spacious three-bedroom end-terrace family home, located in the popular residential area of Southgate. Ideally positioned within easy reach of highly regarded local schools, the property is also within walking distance of Tilgate Park, Southgate doctors surgery, Crawley town centre, and Crawley train station. Additionally, bus stops are just a short distance away, served by the Fastway bus routes 10 and 20.

The property briefly comprises a well-proportioned entrance hall with stairs rising to the first floor, and a kitchen featuring a range of wall and base units, ample work surfaces and a gas hob. A patio door provides access to the sunroom. The living/dining room is generously sized, can be accessed from both the entrance hall and the kitchen, and features sliding patio doors also to the sunroom.





Upstairs, there is a main bedroom with ample space for furniture, a second double bedroom with fitted wardrobes, and a generously sized third single bedroom with a storage cupboard. The bathroom is fitted with a panelled bath with pillar taps and shower over, a wash hand basin, and a low-level W.C.

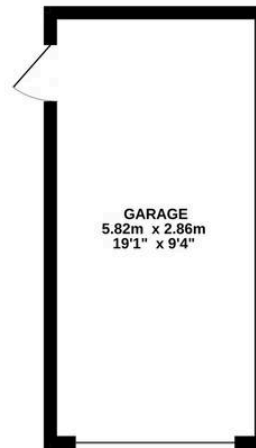
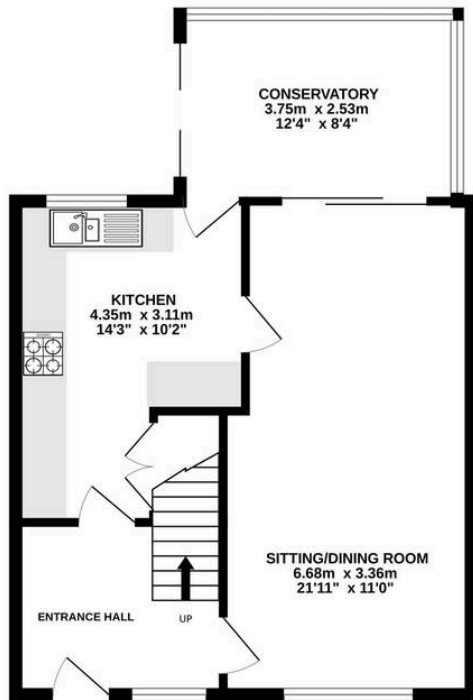
Externally, there is driveway set off to the right of the property, in front of the single detached garage. Located to the right of the garage is an additional plot of land which great scope to be converted into additional parking or to provide further extension from the garage.

The rear garden features a patio area abutting the rear of the property, along with mature shrubs.

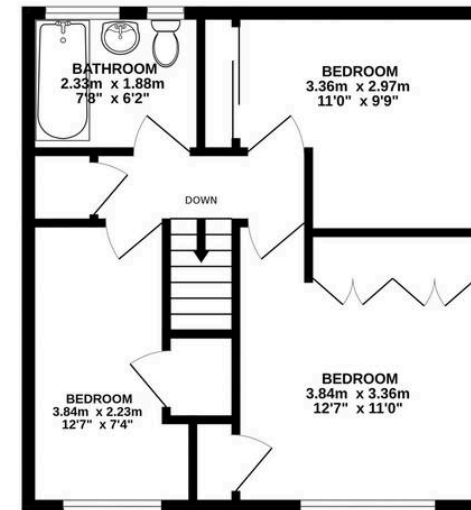
In summary, this is a well-maintained and conveniently located family home offering generous living space, excellent access to local amenities and transport links, and a desirable Southgate setting—making it an ideal purchase for first-time buyers, growing families, or investors alike.



GROUND FLOOR
67.3 sq.m. (725 sq.ft.) approx.



1ST FLOOR
41.2 sq.m. (444 sq.ft.) approx.



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TOTAL FLOOR AREA: 108.5 sq.m. (1168 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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