



Cedar Lodge, Brighton Road, Southgate

In Excess of £110,000

**MANSELL
McTAGGART**
Trusted since 1947





- Second floor retirement flat
- Available to those aged 55 and over
- Walking distance of Crawley town centre
- One bedroom
- Well-kept communal gardens including residents parking
- Communal lounge and laundry room
- NO ONWARD CHAIN
- Council Tax Band 'C' and EPC 'C'

A one-bedroom second floor retirement flat conveniently located just a short walk away from Crawley town centre. The property is available for anyone aged 55 years and over and is suitable for peaceful private living. For the more social residents, they would enjoy the strong sense of community within Cedar Lodge and there are regular social events making use of the communal lounge and gardens. The apartment is fitted with a secure electronic fob entry system that gains access to the building.

Upon entering, the hallway provides access to all principal rooms. The impressive lounge/dining room forms the main reception space and offers ample room for both comfortable seating and a dining area, with plenty of natural light provided by the windows. The layout of the open plan living area is such that there is the option of dividing the space to create a second bedroom if desired. The kitchen is fitted with an attractive range of wall and base units and includes a Hide and Slide Neff oven. There is a stainless-steel sink-drainer unit set into worktops and space for an American style fridge/freezer.





The spacious and very bright bedroom enjoys a large 3 door wardrobe and easily accommodates a large double bed. Completing the accommodation is the shower room, which is fitted with a shower cubicle, wash hand basin and WC.

The Estate Manager's office and the communal laundry room are located on the ground floor. There are two communal lounge areas, one on the first floor used for shared meals or gatherings, and one on the second floor. There is a strong sense of community and there are regular social events.

The well-maintained communal grounds feature a gazebo for use by residents and a rose garden with a seating area. There is also off-street parking for residents.

There is NO ONWARD CHAIN, so there is the potential to move quickly, subject to the usual conveyancing and mortgage processes.

Lease Details

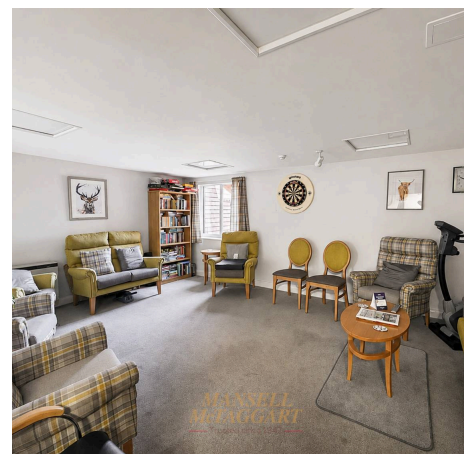
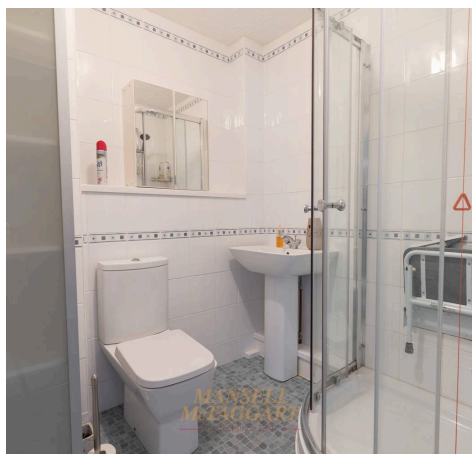
Length of Lease: 85 years remaining (2026)

Annual Service Charge – £3,840.36

Service Charge Review Period – April

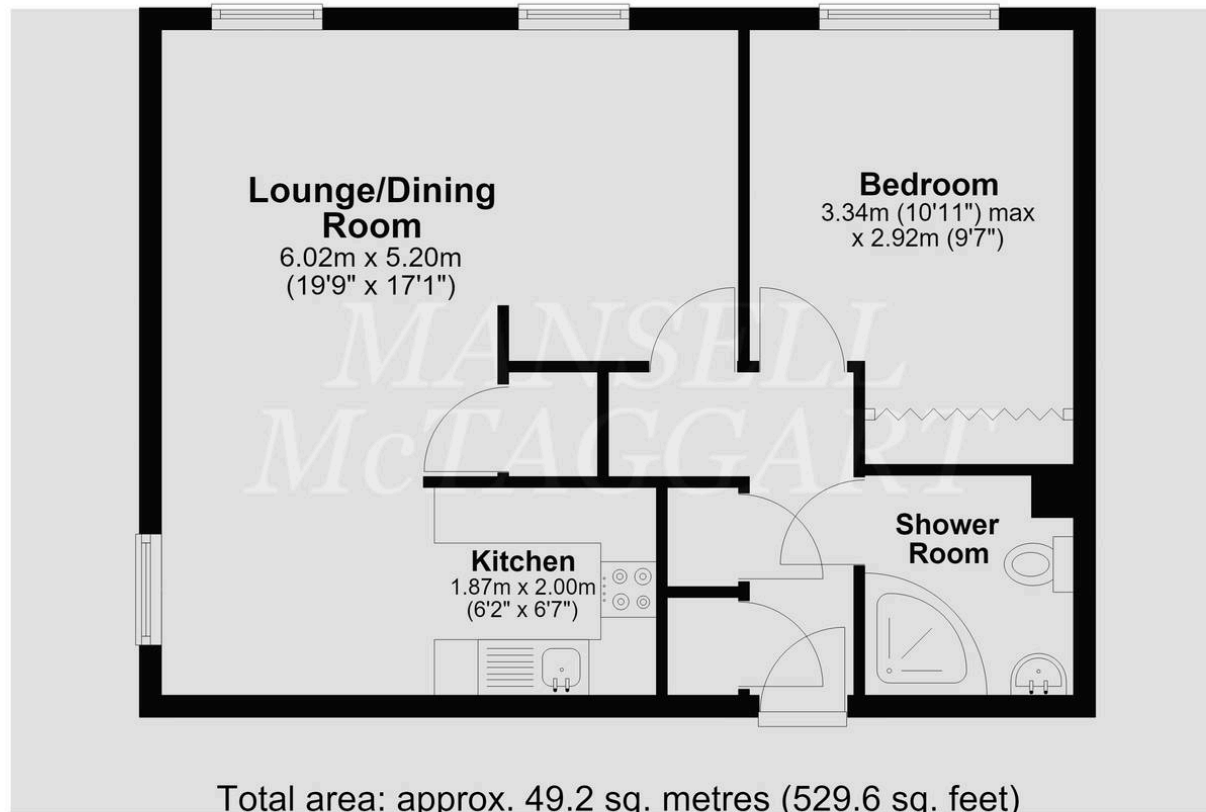
Annual Ground Rent – £75

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



Second Floor

Approx. 49.2 sq. metres (529.6 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.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.