



Downland Drive, Southgate, Crawley, RH11 8QT

Nestled in the desirable area of Southgate, Crawley, this well-presented and modernised semi-detached house on Downland Drive offers a perfect blend of comfort and convenience. Boasting three spacious bedrooms, this charming home is ideal for families or those seeking extra space.

Upon entering, you will be greeted by a welcoming reception room that provides a warm and inviting atmosphere. The property features a refitted kitchen, which is both stylish and functional, making it a delight for any home cook. The modern bathroom has also been thoughtfully updated, ensuring a fresh and contemporary feel throughout the home.

The house benefits from radiator heating, providing warmth and comfort during the cooler months. The enclosed rear garden is a wonderful outdoor space, perfect for relaxing or entertaining, while the garage en bloc offers additional storage or parking options.

Location is key, and this property does not disappoint. It is conveniently situated close to local shops, schools, and the bustling Crawley town centre, making daily errands and commutes a breeze.

This older yet beautifully modernised semi-detached house is a fantastic opportunity for anyone looking to settle in a vibrant community. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

£400,000 Freehold

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- 3 Bedroom semi detached home
- Spacious living/dining room
- Refitted kitchen & modern bathroom
- Ground floor WC
- Enclosed rear garden
- Garage en bloc
- Close to shops, schools & town centre

Porch
5'10" x 2'11" (1.80 x 0.89)

Living Room
10'10" x 9'4" (3.31 x 2.86)

Kitchen
10'9" x 10'5" (3.28 x 3.18)

Living Room / Dining Area
20'3" x 11'2" (6.19 x 3.41)

WC
5'1" x 2'6" (1.56 x 0.78)

Rear Porch
4'9" x 3'10" (1.47 x 1.17)

Landing
5'6" x 5'2" (1.70 x 1.59)

Bedroom 1
11'6" x 11'2" (3.51 x 3.41)

Bedroom 2
11'3" x 9'2" (3.43 x 2.80)

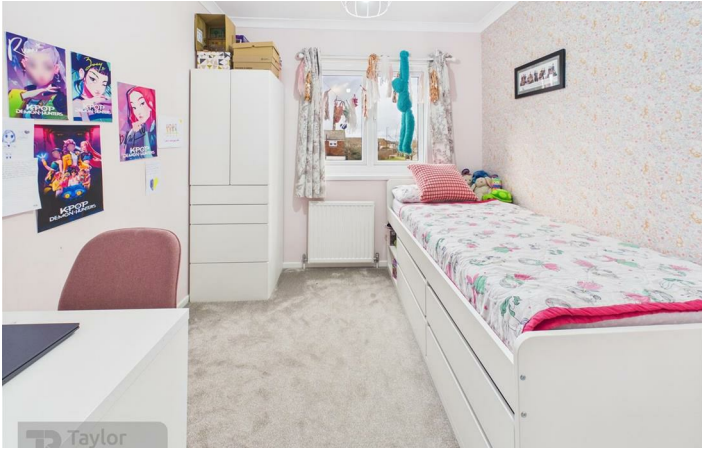
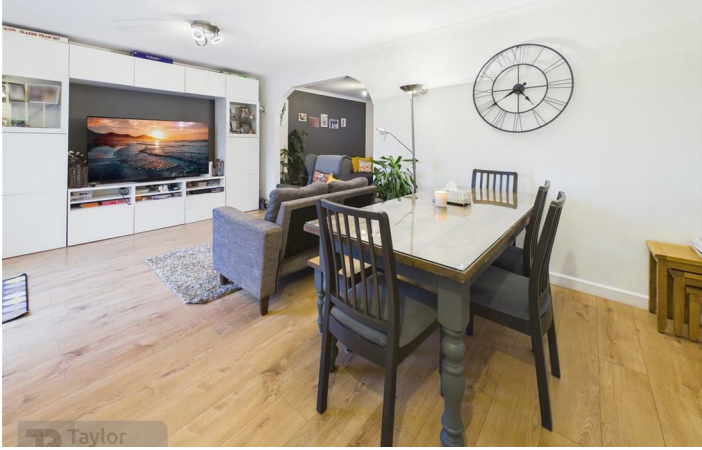
Bedroom 3
8'5" x 8'2" (2.58 x 2.50)

Shower Room
8'4" x 5'2" (2.56 x 1.59)

Garage
16'11" x 8'2" (5.18 x 2.50)

Council Tax Band: D





Floor Plan



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	