ASTONS



Malthouse Road
Southgate, West Sussex RH10 6BH

£545,000

A characterful three-bedroom detached Edwardian home combining period detail with an open-plan kitchen/dining room, a heated and insulated garden office and driveway parking for two cars. Offered with no onward chain, with vacant possession from 20 February 2027.

The kitchen/dining room features an island, stainless-steel work surfaces, parquet flooring and French doors opening to the rear garden. A La Cornue Château 120 range cooker is included in the sale, while a separate bay-fronted living room, a useful utility/pantry and a downstairs cloakroom add everyday practicality.

Upstairs are three bedrooms and a refitted bathroom featuring genuine Carrara marble tiles and a cast-iron bath. All sash windows are fully serviced, and four operational cast-iron fireplaces, picture rails and panelled doors retain the home’s Edwardian character. The property also benefits from gas cast-iron radiator heating and a whole house water filtration system.

Outside, the landscaped rear garden provides a patio, lawn and planted borders, with side access and a heated, insulated garden office offering a dedicated space for home working or hobbies. Crawley town centre, the railway station and Goffs Park are nearby.







## Key Features

• Three-bedroom detached Edwardian home with retained character
• Open-plan kitchen/dining room with island and French doors
• La Cornue Château 120 range cooker included in the sale
• Separate bay-fronted living room
• Heated and insulated garden office
• Landscaped rear garden with patio and side access
• Gravelled driveway providing parking for two cars
• Utility / pantry and downstairs cloakroom
• Fully serviced sash windows, four operational cast-iron fireplaces and period detailing
• No onward chain; vacant possession from 20 February 2027
• Whole house water filtration system
• Genuine Carrara marble bathroom tiles and a re-enamelled cast-iron bath

## Reception Hallway

Feature part leaded light glazed front door with stained glass inserts, leaded light stained glass window to the front, period style radiator, tiled floor, lovely return staircase leading to the first floor, under stairs storage area; for coats and shoes, picture rail, doors to:

## Living Room

Square bay sash windows to the front, feature open fireplace with wooden mantel over, wood parquet flooring, picture rail,

## Kitchen/Dining Room

An open-plan kitchen/dining room with base-level cabinetry, stainless-steel work surfaces and tiled splashbacks. The island incorporates a double sink and mixer tap. A La Cornue Château 120 range cooker with gas hob is included in the sale, with an extractor hood over. Further integrated appliances include a dishwasher and fridge freezer. Parquet flooring, period-style cast-iron radiators and a cast-iron fireplace add character. French casement doors open to the garden, with further windows to the rear and side, a picture rail and a door to the utility/pantry.

## Utility Room

A practical dual-purpose utility room and pantry, with shelving to three sides for food and household storage, space for a washing machine and an obscured-glass window. Door to the downstairs cloakroom.



## Downstairs Cloakroom

Wc and hand basin with tiled splashbacks.

## Landing

Window to the front, period style radiator, picture rails, doors to:



## Bedroom One

Box bay sash windows to the front, feature period style radiator, picture rail, polished wood flooring, open cast iron fireplace.



## Bedroom Two

Sash window to the rear, open cast iron fireplace, period style radiator, picture rail, polished wood flooring.











## Bedroom Three
Sash window to the rear, period style radiator, picture rail, wood flooring.

## Bathroom
Period style white suite comprising a bath with a mixer tap and a rainfall shower head over, hand basin with a vanity unit below, wc with a high flush, tiled walls, obscured glazed sash window.



## To The Front
The property is approached between two brick pillars at the entrance which leads to a gravelled driveway with parking for two cars, walled boundary, tiled step upto a covered storm porch with a pitched roof, wooden arched pillars, and part leaded lighted stained glass front door.

## Rear Garden
The rear garden enjoys a good degree of seclusion and is attractively landscaped, with a paved patio beside the house leading to a shaped lawn with planted borders. A brick path leads to the heated and insulated garden office. Side access provides a practical connection to the front.





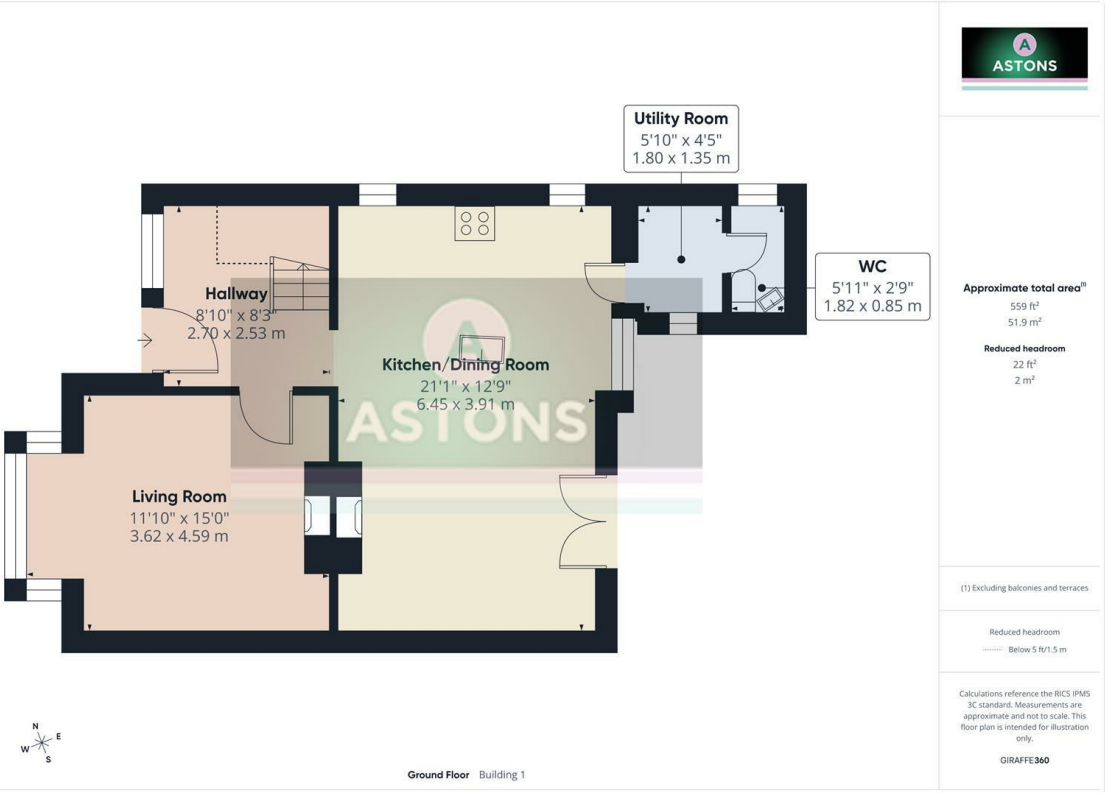
## Garden Office
A heated and insulated garden office provides a dedicated workspace away from the main house, ideal for home working or hobbies.

## Location and sale arrangements
Southgate offers access to Crawley town centre, the railway station and Goffs Park.

Offered with no onward chain. Vacant possession from 20 February 2027, as confirmed by the owner. Viewings by arrangement through Astons, with access agreed with the occupiers.

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Approximate total area(1)
559 ft²
51.9 m²

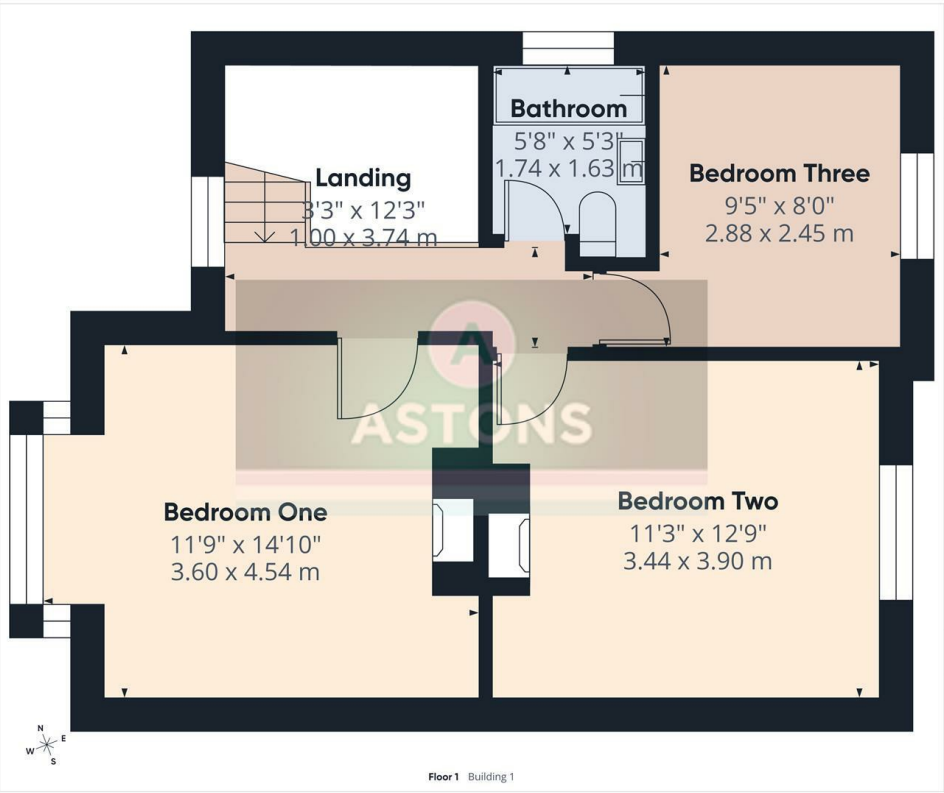
Reduced headroom
22 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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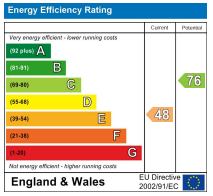

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Approximate total area(1)
453 ft²
42.1 m²

(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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