



Caburn Court, Southgate, Crawley, RH11 8SX

Guide price of £195,000 to £205,000

Welcome to this charming two-bedroom flat located in the desirable area of Southgate, Crawley. This spacious apartment offers a bright and airy living room that is bathed in natural light, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests.

The modern fitted kitchen is designed with both style and functionality in mind, featuring ample storage and generous workspace, making it ideal for those who enjoy cooking. The flat comprises two well-proportioned bedrooms, providing comfortable living spaces for individuals or small families.

Situated in a popular location, this property is conveniently close to Crawley town centre, where you will find a variety of shops, restaurants, and leisure facilities. Additionally, the flat benefits from excellent transport links, ensuring easy access to surrounding areas and beyond.

This property combines character with modern living, making it a fantastic opportunity for anyone looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress. Don't miss the chance to make this delightful apartment your new home.

Guide Price £195,000 Leasehold

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- Spacious two-bedroom apartment
- Two well-proportioned bedrooms
- Convenient access to transport links and amenities
- Ground Rent £10pa
- Bright and airy living room with excellent natural light
- Pleasant outlooks
- Lease 80 Years remaining
- Modern fitted kitchen with ample storage and workspace
- Popular Southgate location close to Crawley town centre
- Service Charge £760pa

Entrance

Hallway

16'7" x 2'10" (5.07 x 0.87)

Kitchen

11'9" x 10'9" (3.59 x 3.29)

Living Room

15'11" x 11'9" (4.87 x 3.59)

Bedroom 1

12'11" x 9'5" (3.95 x 2.89)

Bedroom 2

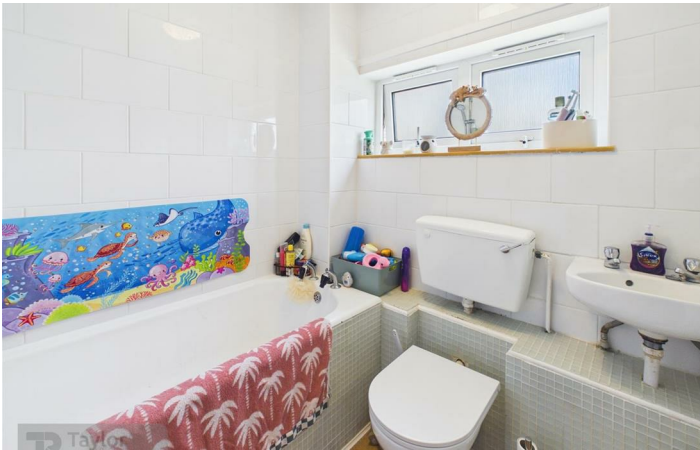
11'8" x 9'9" (3.57 x 2.99)

Bathroom

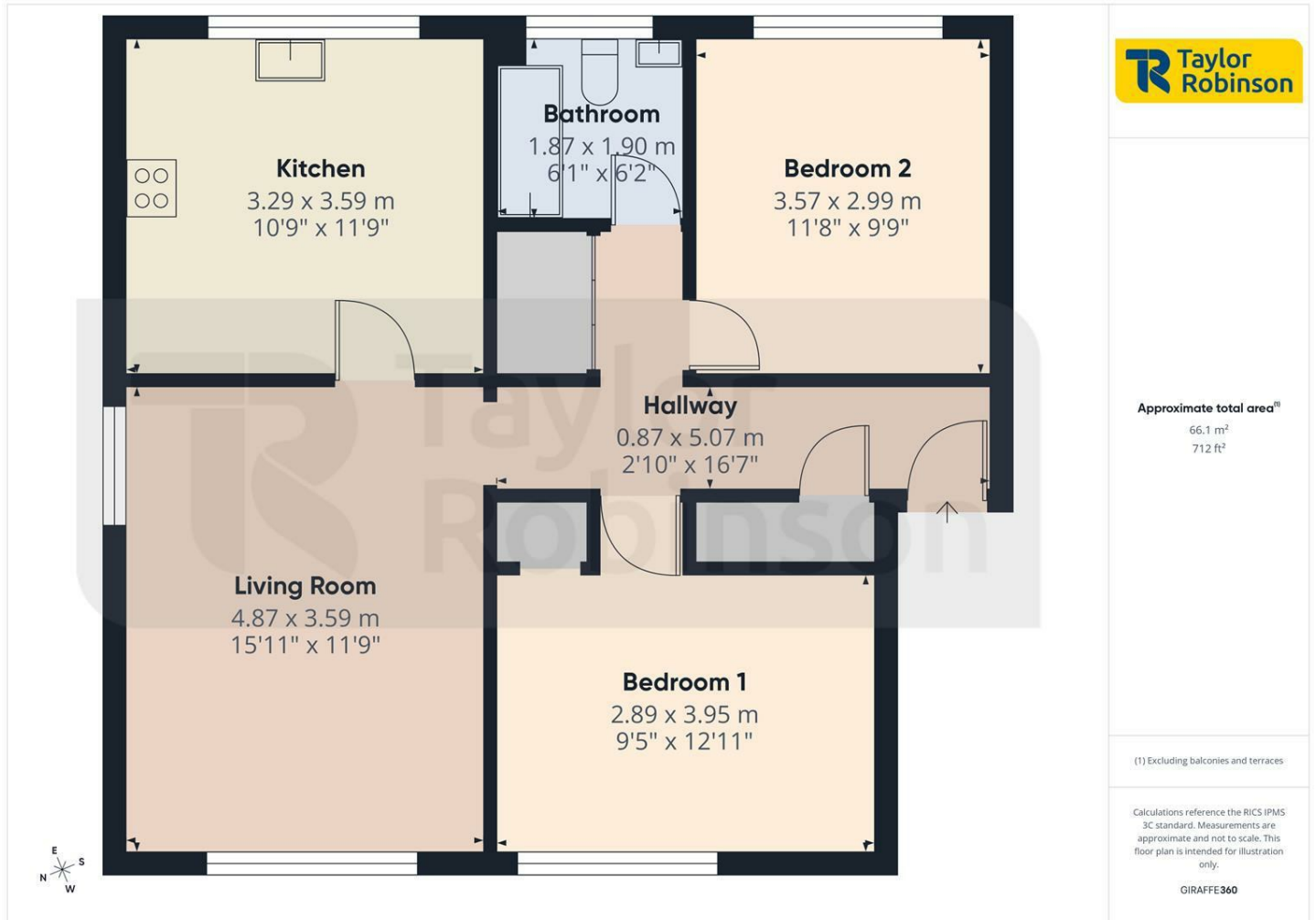
6'2" x 6'1" (1.90 x 1.87)

Council Tax Band: B





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 | 73 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |