



## Wakehurst Drive, Southgate, Crawley, RH10 6BZ

Nestled on Wakehurst Drive in the desirable area of Southgate, Crawley, this charming three-bedroom end of terrace home presents a fantastic opportunity for those looking to create their dream residence. With no onward chain, this property is ready for new owners to make their mark.

The house features a spacious reception room, perfect for entertaining guests or enjoying quiet family evenings. The three well-proportioned bedrooms offer ample space for relaxation and personalisation, making it an ideal choice for families or those seeking extra room for guests or a home office.

While the property is in need of modernisation throughout, this presents a unique chance to add value and tailor the home to your specific tastes and requirements. The generous rear garden, complete with side access, provides a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

This property, with its potential for transformation, is a blank canvas awaiting your creative vision. Whether you are a first-time buyer, an investor, or looking to downsize, this home offers a promising opportunity in a sought-after location. Don't miss your chance to explore the possibilities that await in this end of terrace gem.

***Offers In Excess Of £310,000 Freehold***

# Wakehurst Drive, Southgate, Crawley, RH10 6BZ



- No Onward Chain
- Fantastic Opportunity to Add Value
- Popular Residential Location
- Three Bedroom End of Terrace Home
- Generous Rear Garden with side access
- Close to Local Schools, Shops & Amenities
- In Need of Modernisation Throughout
- Spacious Living / Dining Room

## Entry

## Front & Rear Garden

Living / Dining Room  
21'3" x 10'11" (6.50 x 3.33)

Kitchen  
10'1" x 8'11" (3.08 x 2.73)

Utility Room  
12'3" x 4'10" (3.75 x 1.48)

## Landing

Bedroom 1  
10'9" x 8'11" (3.30 x 2.72)

Bedroom 2  
12'4" x 10'0" (3.78 x 3.07)

Bedroom 3  
11'8" x 5'10" (3.57 x 1.80)

Wet Room  
7'6" x 5'4" (2.29 x 1.63)

## Council Tax Band: C





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