



## Beechside, Southgate, Crawley, RH10 6TL

Nestled in the desirable area of Beechside, Southgate, Crawley, this modern semi-detached house presents an excellent opportunity for first-time buyers or investors alike. Boasting two spacious double bedrooms, this property is designed for comfortable living. The master bedroom features an en suite shower room, providing added convenience and privacy.

The house comprises a well-appointed reception room, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and stylish, equipped to meet all your culinary needs. Additionally, the property benefits from double-glazed windows, ensuring a warm and energy-efficient environment throughout the year. There is an enclosed rear garden and garage with driveway.

Situated within walking distance of Crawley railway station and the vibrant town centre, this home offers easy access to local amenities, shops, and transport links, making it an ideal choice for those seeking a convenient lifestyle. The property is chain-free, allowing for a smooth and hassle-free purchase process.

With its modern features and prime location, this house is a fantastic opportunity not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this home in Beechside is sure to meet your needs.

***Offers In Excess Of £355,000 Freehold***

# Beechside, Southgate, Crawley, RH10 6TL



- 2 Bedroom Semi Detached House
- En Suite Shower Room
- Garage & Driveway
- Walking Distance of Train Station
- Close to Crawley Town Centre
- No Onward Chain

Entrance Hall

Bathroom

Cloakroom

Outside

Living Room

17'4" x 12'7" (5.29 x 3.85)

Garden

Garage

Kitchen

9'10" x 6'6" (3.02 x 2.0)

Driveway

Stairs to first floor Landing

Bedroom 1

12'5" x 9'4" (3.79 x 2.87)

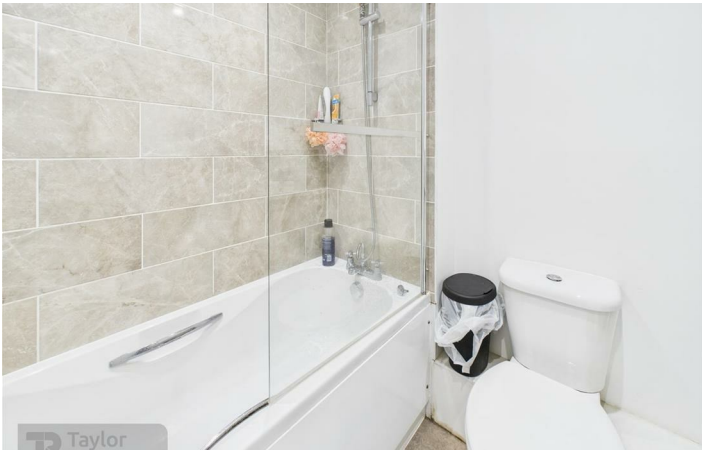
En Suite Shower Room

Bedroom 2

12'8" x 8'4" (3.87 x 2.56)

## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	