



Malthouse Road  
Southgate, West Sussex RH10 6BE

**£425,000**

Nestled in the charming Malthouse Road area of Southgate, this character property presents a delightful opportunity to acquire a semi-detached house that is perfect for families or those seeking a comfortable home. This property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a central hub for family gatherings and entertaining guests, ensuring a warm and welcoming atmosphere.

The house benefits from a spacious kitchen/dining room with doors out to the garden, a white bathroom suite with a spa bath, double glazed windows, and gas fired heating. A further benefit is the addition of a fully insulated garden office, ideal for those working from home.

Outside the property has a block paved driveway to the front and to the rear there is an enclosed westerly facing garden. Malthouse Road is well-positioned, offering easy access to local amenities, schools, and transport links including Crawley train station, making daily life both convenient and enjoyable.

This semi-detached house is a wonderful opportunity for anyone looking to establish roots in Southgate, combining space, comfort, and a prime location. Do not miss the chance to make this charming property your new home.



### Hallway

Part double glazed front door, coving, radiator, herringbone wood flooring, stairs to the first floor, door to:

### Lounge/Dining Room

Bay double glazed leaded light effect window to the front, feature fireplace with a living flame gas fire with a wooden mantel surround, herringbone wood flooring,

### Kitchen/Dining Room

Range of base and eye level white units with work surfaces over, plinth lighting, stainless steel sink with a mixer tap and drainer, built in eye level stainless steel oven, hob with a stainless steel extractor hood above, space for a fridge/freezer, two radiators, sky light, part of the ceiling is lantern style with double glazing, double glazed leaded light effect window to the side, double glazed French casement doors to the garden.

### Lobby

Storage area and shelving, wood effect flooring, door to:

### Bathroom

White suite comprising a panel enclosed spa bath with body jets, central mixer tap and rainfall shower head over with a glass screen, hand basin with a mixer tap and vanity unit, wc and bidet, heated towel rail, wall unit, wood effect flooring, recessed down lighters, obscured double glazed window.



### Landing

Double glazed leaded light effect window to the side, radiator, coving, access to the loft space, doors to:



### Bedroom One

Double glazed leaded light effect window to the front, radiator, coving.

### Bedroom Two

Double glazed leaded light effect window to the rear, airing cupboard housing the gas fired central heating boiler, coving, radiator.

### Bedroom Three

Double glazed leaded light effect window to the rear, radiator, coving.



### To The Front

Brick wall boundary, block paved driveway which leads to the front door and side access gate to the rear garden, lawned area to the side.

### Rear Garden

Block paved patio area adjacent to the house leading to a lawned area with a block paved pathway to the rear and home office, part fenced and part walled borders, side access gate.

### Home Office

To the rear of the garden there is a home office which is fully insulated, power and light, double glazed patio doors and window.



### Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1086 ft<sup>2</sup>  
100.7 m<sup>2</sup>

(1) Excluding balconies and terraces

