



Downland Court
Southgate West, West Sussex RH11 8SR

£950

Ground floor *two double bedroom flat* *close to the town centre and Crawley train station* *gas radiator heating* *double glazing* *communal parking to the rear* *Unfurnished* *Available Immediately*

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Hallway

Radiator, cupboard which houses the hot and cold water tanks, laminate flooring.

Lounge/Dining Room

20'7 x 11'11 (6.27m x 3.63m)

Double glazed window to the front aspect, radiator, laminate flooring.

Kitchen

11'11 x 6'7 (3.63m x 2.01m)

Range of base and eye level units with work surfaces over and tiled splashbacks, sink with a drainer, space for an oven, fridge/freezer and washing machine, gas central heating boiler, double glazed window to the rear aspect.

Bedroom One

12'0 x 9'3 (3.66m x 2.82m)

Double glazed window to the front aspect, radiator.

Bedroom Two

12'0 x 10'0 (3.66m x 3.05m)

Double glazed window to the rear aspect, radiator.

Bathroom

White suite comprising a panel enclosed bath with a separate mixer shower unit, hand basin with cupboard below, close coupled W.C, radiator, tiled walls, obscure double glazed window.

Parking

There is a communal parking area to the rear of the property.

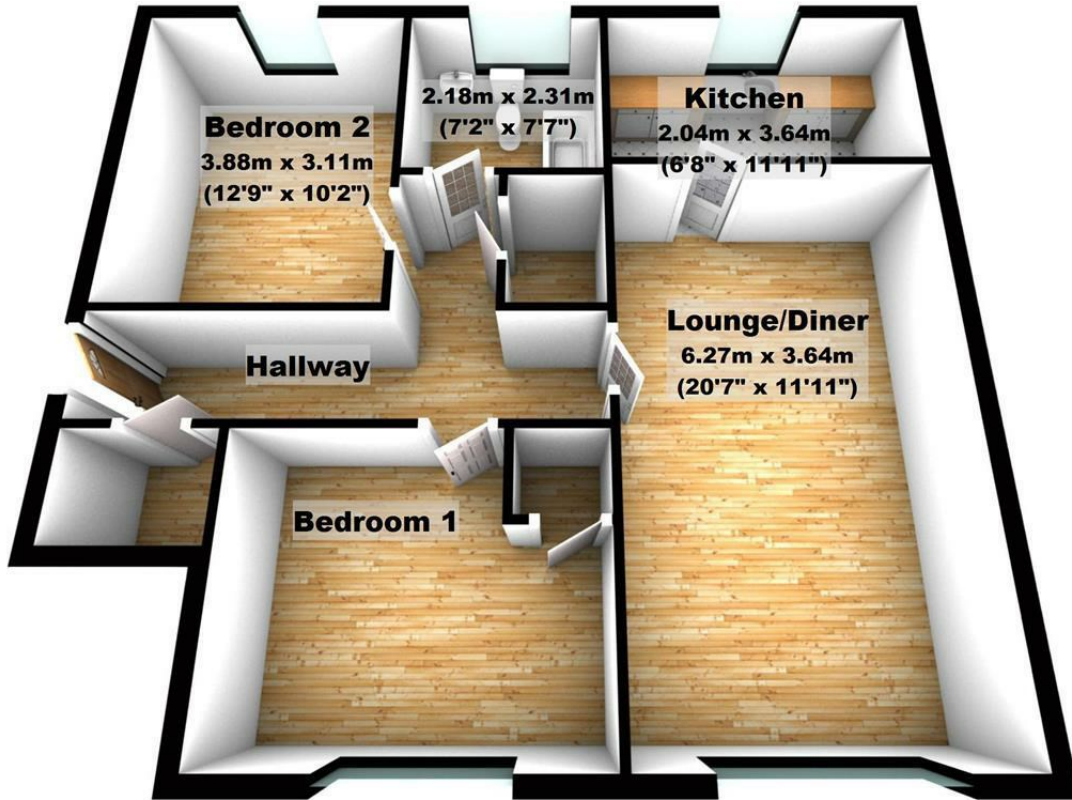
Disclaimer

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.



Ground Floor

Approx. 74.4 sq. metres (801.1 sq. feet)



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

**Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		