



**Southgate Road**  
**Southgate, West Sussex RH10 6BL**  
**£550,000**

\*\*\*\*\* HD 360 Degree virtual tour available \*\*\*\*\*

Astons are pleased to offer this rarely available three bedroom detached house situated on one of Crawley's premier roads, and within a short walk of Crawley town centre. The accommodation includes an entrance porch, utility room, refitted downstairs shower-room, kitchen breakfast room through to dining room, lounge, three good sized bedrooms, a bathroom, and separate w.c. The house also affords scope for further refurbishment/development, and further benefits from Upvc double glazing, gas heating to radiators, a good sized rear garden with summerhouse, and a 27ft conservatory, as well as a double garage with electronically operated doors, and drive for several vehicles.



# Southgate Road, Southgate, West Sussex RH10 6BL

## Entrance Porch

Replacement front door, tiled floor, door to

## Entrance Hall

Stairs to first floor landing, double radiator, Upvc double glazed door to rear lobby,, under-stairs storage cupboard, s/wood glazed doors to kitchen and lounge. door to

## Utility Room



Space and plumbing for washing machine, storage shelves, extractor

## Rear Lobby



Tiled floor, Upvc double glazed door to rear garden, door to

## Refitted Downstairs Shower-Room



White suite comprising shower enclosure with electric shower, close coupled w.c, wash hand basin in vanity unit, fully tiled walls, Upvc double glazed window, tiled floor with under-floor heating

## Lounge

20'0 x 13'6 (6.10m x 4.11m)



Upvc double glazed window to front, two Upvc double glazed windows to side aspect, pair Upvc double glazed french casement doors with double glazed side-lights to conservatory, working fireplace with stone surround, parquet wood-block flooring, double radiator, glazed folding doors to

## Kitchen/Dining Room

20'0 narrowing to 17'2 x 12'5 (6.10m narrowing to 5.23m x 3.78m)



Fitted with a range of units at base and eye level, roll-topped "corian" work surfaces, 1 1/2 bowl single drainer sink, integrated dishwasher, space for fridge/freezer, space for range oven with extractor hood, part tiled walls, two Upvc double glazed windows to front aspect, parquet wood-block flooring to dining area, double radiator

## Conservatory

27'4 x 15'1 (8.33m x 4.60m)



Upvc double glazed construction with brick built plinth, power and light, pair Upvc double glazed sliding doors to rear garden

## Southgate Road, Southgate, West Sussex RH10 6BL

### First Floor Landing



Access to loft space, Upvc double glazed window, double radiator, doors to

### Bedroom One

20'0 x 14'6 (6.10m x 4.42m)



Upvc double glazed windows to front and rear aspect, two Upvc double glazed windows to side aspect, fitted wardrobes, double radiator

### Bedroom Two

12'6 x 11'1 maximum (3.81m x 3.38m maximum)



Upvc double glazed window, double radiator, fitted wardrobes, wash hand basin with pedestal

### Bedroom Three

12'6 x 9'0 (3.81m x 2.74m)



Upvc double glazed window, double radiator, fitted wardrobes, wash hand basin



# Southgate Road, Southgate, West Sussex RH10 6BL

## Bathroom



White suite comprising panel enclosed bath with shower attachment, wash hand basin with pedestal, fully tiled walls, Upvc double glazed window, double radiator

## Separate W.C



Low level w.c, Upvc double glazed window

## To the Front



Fully enclosed by brick wall with shingled drive for several cars, gated rear access

## Double Garage



Timber construction double garage with electronically operated up and over garage doors, power and light, internally timber clad with insulation behind

## To the Rear



Fully enclosed rear garden, sandstone patio area leading down to lawn, shrubs and raised flower beds to borders, summerhouse with power supply, timber shed

## 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

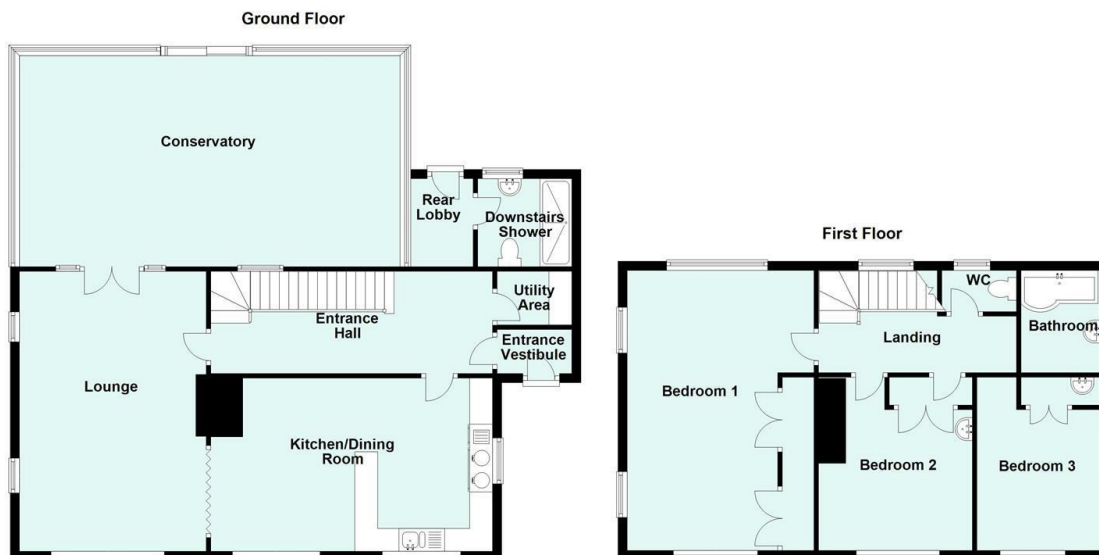
Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 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.

Southgate Road, Southgate, West Sussex RH10 6BL





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



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) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		