



Malthouse Road  
Southgate, West Sussex RH10 6BJ  
**£675,000**



Astons are delighted to offer this substantial four bedroom detached house with double garage situated on one of Crawleys premier roads. The accommodation now includes an entrance vestibule, study, entrance hall, lounge, dining room, refitted kitchen/breakfast room, refitted downstairs cloakroom, office, four double bedrooms and a family bathroom. The property further benefits from extensive Upvc double glazing, gas heating to radiators, double garage with drive for several cars, and fully enclosed rear garden. Energy Rating E



**Entrance Vestibule** 9'6 x 9'2 (2.90m x 2.79m)  
Replacement front door, Upvc double glazed windows to front and side aspect, tiled floor, single radiator, storage cupboard, doors to

**Study/Sitting Room** 16'10 x 11'2 (5.13m x 3.40m)  
Two Upvc double glazed windows to the front and side, single radiator.

**Entrance Hall**  
11'3 x 10'4 plus door recess (3.43m x 3.15m plus door recess)  
Stairs to first floor landing, under-stairs storage cupboard, single radiator, wood flooring, doors to

**Lounge** 24'5 x 13'5 (7.44m x 4.09m)  
Upvc double glazed windows to front and side aspect, double glazed sliding patio doors to rear garden, wood flooring with carpet inset, coving, double radiator, through to

**Dining Room** 13'4 x 10'1 (4.06m x 3.07m)  
Upvc double glazed window, wood flooring, coving, double radiator, glazed door to the kitchen.

**Downstairs Cloakroom**  
Refitted white suite comprising close coupled w.c, wash hand basin in vanity unit, fully tiled walls, Upvc double glazed window, heated chrome towel rail, wood flooring

**Refitted Kitchen/Breakfast Room** 13'3 x 11'3 (4.04m x 3.43m)  
Fitted with a range of units at base and eye level, roll-topped work surfaces, 1 1/2 bowl single drainer sink, built-in eye level oven, gas hob, lights to plinths and under-lights to wall units, breakfast bar, tiled floor, Upvc double glazed window, wall mounted gas fired boiler, glazed door to

**Utility Room** 10'0 x 6'8 (3.05m x 2.03m)  
Double glazed s/wood windows to front and side aspect, fitted with units at base and eye level, roll-topped work surfaces, single drainer sink, space and plumbing for washing machine, door to garden

**First Floor Landing**  
Upvc double glazed window, access to loft space which is partially boarded, single radiator, dado rail doors to

**Bedroom One** 20'1 plus wardrobe x 12'7 (6.12m plus wardrobe x 3.84m )  
Upvc double glazed windows to rear and side aspect, single radiator, fitted wardrobes, shower enclosure

**Bedroom Two** 13'5 x 12'3 (4.09m x 3.73m)  
Upvc double glazed windows to front and side aspect, single radiator, coving

**Bedroom Three** 16'1 x 9'5 plus door recess (4.90m x 2.87m plus door recess)  
Upvc double glazed windows to rear and side aspect, single radiator, coving

**Bedroom Four** 12'0 x 9'3 plus door recess (3.66m x 2.82m plus door recess)  
Upvc double glazed windows to front and side aspect, single radiator

**Bathroom**  
White suite comprising jacuzzi bath, close coupled w.c, Jack and Jill sinks in vanity unit, fully tiled walls, tiled floor, Upvc double glazed window, heated towel rail

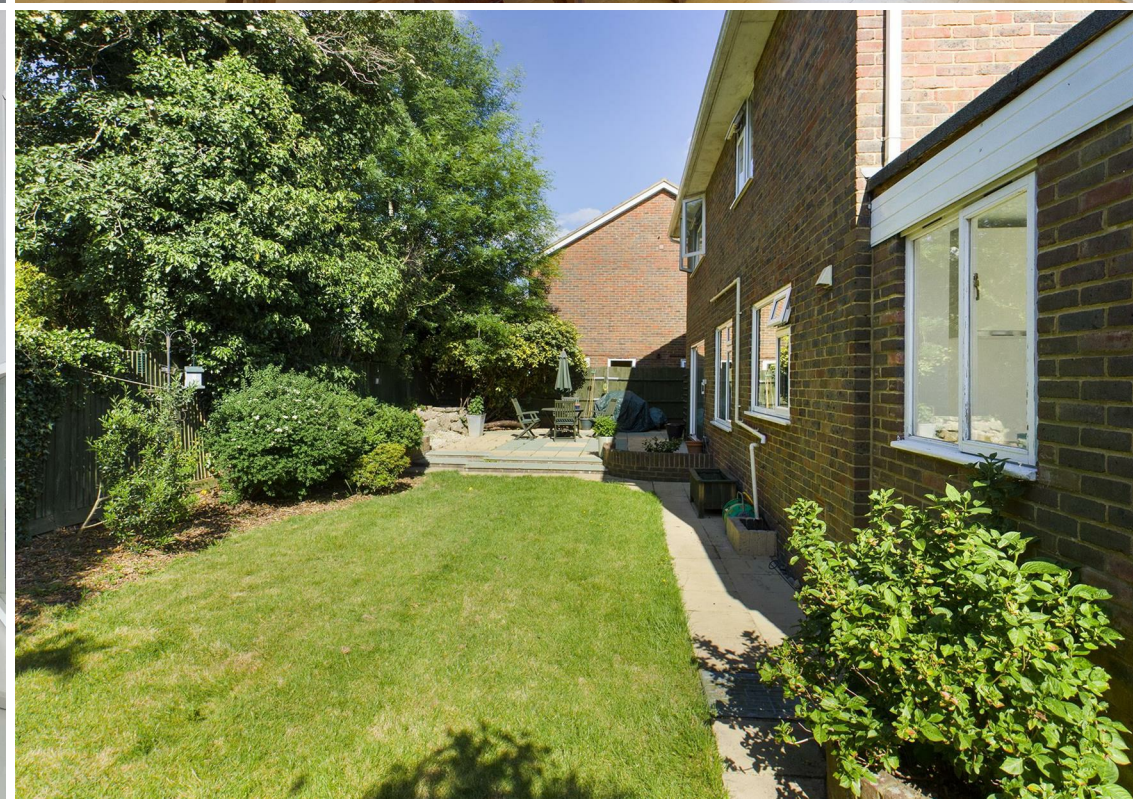
**To the Front**  
With gated in and out drive, for several cars with gated access to rear garden leading to:

**Double Garage**  
Up and over doors, power and light, windows to rear, door to rear patio area

**To the Rear**  
Fully enclosed by timber fencing and hedges, two patio areas with lawned area between, shrubs to borders

**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

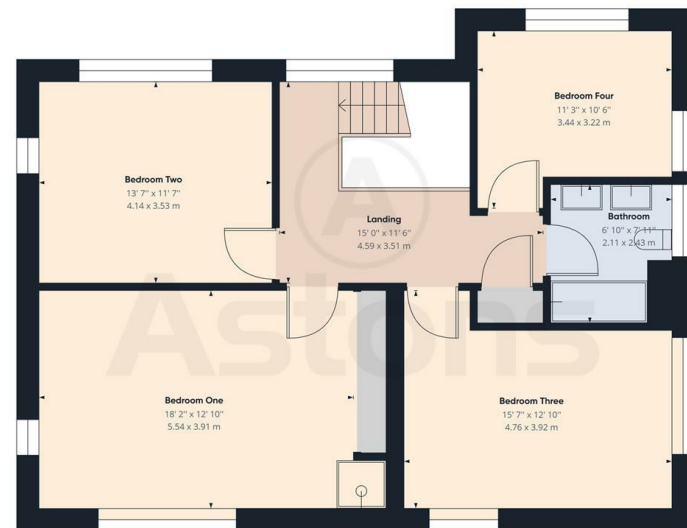


Approximate total area<sup>(1)</sup>  
1150.02 ft<sup>2</sup>  
106.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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1st Floor



Approximate total area<sup>(1)</sup>  
858.70 ft<sup>2</sup>  
79.78 m<sup>2</sup>

(1) Excluding balconies and terraces

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