



East Park
Southgate, Sussex RH10 6AN

£325,000

East Park, Southgate, Sussex RH10 6AN

A character Victorian two bedroom semi detached house, which is ideally situated, within easy walking distance of Crawley train station and town centre. The property benefits from two reception rooms, two double bedrooms, gas fired heating, double glazed windows, large white four piece bathroom and period features throughout. Outside there is a front garden with path leading to the front door and rear garden, which is fence enclosed with patio and lawned areas.

Hallway

Double glazed front door, wood flooring, stairs to the first floor, doors to:

Lounge

12'0 x 11'3 (3.66m x 3.43m)

Bay double glazed window to the front aspect, radiator, wood flooring, fireplace.

Dining Room

12'0 x 11'5 (3.66m x 3.48m)

Double glazed window to the rear aspect, wood flooring, fireplace, under stairs cupboard, radiator, doorway to:

Kitchen

12'11 x 7'7 (3.94m x 2.31m)

Range of base and eye level units with work surfaces over and tiled splash backs, inset sink with a mixer tap and drainer, built in eye level stainless steel oven, inset hob with a stainless steel extractor hood above, space for a fridge/freezer, and washing machine, tiled floor, double glazed window to the side aspect, double glazed french casement doors to the garden, double glazed door to the side and a gas fired boiler.

Landing

Access to the loft space, doors to:

Bedroom One

12'0 x 11'5 (3.66m x 3.48m)

Double glazed window to the front aspect, feature Art Deco style period fireplace, radiator, built in cupboard over the stairs.

Bedroom Two

11'6 x 8'10 (3.51m x 2.69m)

Double glazed window to the rear aspect, radiator, wood flooring.

Bathroom

13'0 x 8'0 (3.96m x 2.44m)

White four piece suite comprising a free standing claw foot bath with a mixer tap and separate shower attachment, corner shower cubicle with a mixer shower unit with a fixed rainfall head and separate hand held head, pedestal hand basin with a mixer tap, W.C, heated towel rail, part tiled walls, obscure double glazed window, wood effect flooring, airing cupboard.

To The Front

Path to the front door and side, garden area with slate chipping sand dwarf brick wall border.

Rear Garden

The garden is south facing and comprises a patio area adjacent to the rear of the house, side access gate, dwarf wall divide to a lawned area with fence enclosed 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.

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.

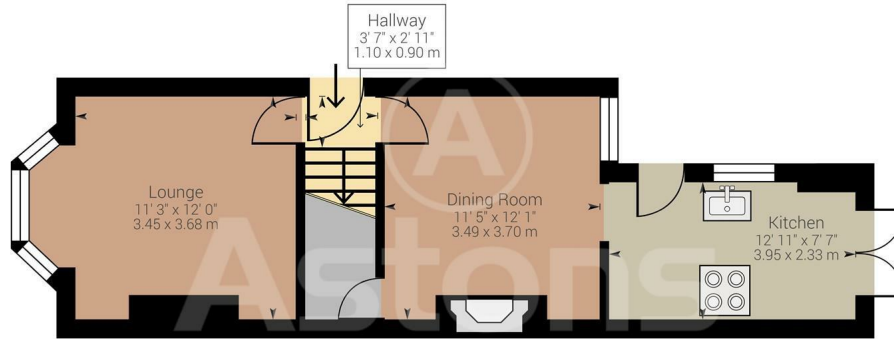
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.

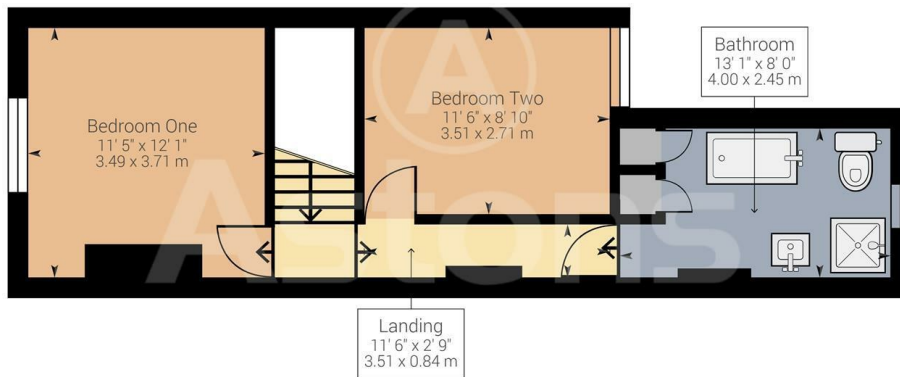




Approximate net internal area: 425.06 ft² / 39.49 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Powered by Giraffe360



Approximate net internal area: 384.47 ft² / 35.72 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Powered by Giraffe360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales
 EU Directive 2002/91/EC

