



East Park
Southgate, Sussex RH10 6AN

£1,550

A three bedroom character property which has been sympathetically improved and updated by the current owners and now offers spacious accommodation with modern fittings alongside period details. The house is ideally situated close to the town centre and Crawley train station and benefits from a stunning refitted kitchen/breakfast room, a refitted downstairs cloakroom, separate utility room, and a refitted bathroom. Further benefits include a lovely main bedroom, feature fireplaces, gas radiator heating and a good sized level rear garden with patio seating terrace. * Available 8th August *

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Hallway

Replacement front door with original restored stained glass panel, wood flooring, dado rail, stairs to the first floor, door to:

Lounge

13'6 x 12'11 (4.11m x 3.94m)



Double glazed bay window to the front aspect, radiator, wood flooring, feature fireplace with a living flame gas fire.

Dining Room

14'0 x 12'4 (4.27m x 3.76m)



Double glazed window to the rear aspect, bespoke under stairs cupboard, radiator, fireplace with storage cupboards to one side.

Kitchen/Breakfast Room

15'3 x 10'0 (4.65m x 3.05m)



Refitted range of base and eye level panel fronted units with solid work surfaces over and matching splashbacks, under unit lighting, inset one and a half bowl ceramic sink with a mixer tap and drainer, space for a range style cooker with a glass splash back and stainless steel extractor hood above, space for an American style fridge/freezer, integrated dishwasher, heated towel rail, wood flooring, recessed down lighters, two double glazed windows to the side aspect, door to:

Rear Lobby

Tiled floor, heated towel rail, double glazed door to the garden.

Utility Room

6'7 x 5'4 (2.01m x 1.63m)



Refitted range of base and eye units with solid work surfaces over, tiled floor, double glazed window to the rear aspect.

Downstairs Cloakroom



Refitted white suite comprising a W.C, hand basin with a mixer tap and tiled splashbacks, heated towel rail, two obscure double glazed window.

Landing



Access to the loft space, airing cupboard with sliding doors, dado rail, doors to:

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Bedroom One

15'4 x 11'6 widening to: 13'3 (4.67m x 3.51m widening to: 4.04m)



Double glazed bay window to the front aspect, radiator, recessed down lighters, built in wardrobes to either side of the chimney breast, coving.

Bedroom Two

12'3 x 10'0 (3.73m x 3.05m)



Double glazed window to the rear aspect, radiator, feature fireplace (not operational), coving.

Bedroom Three

11'3 x 7'0 (3.43m x 2.13m)



Double glazed window to the rear aspect, radiator, coving.

Bathroom



Refitted white suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit over with a fixed rainfall style head and a separate hand held head, hand basin with a mixer tap and vanity unit below, W.C. with a concealed cistern, tiled floor, recessed down lighters, heated towel rail.

To The Front

Path to the front door and garden area to the side.

Rear Garden



The garden is mainly laid to lawn with fence enclosed borders. To the rear of the house there is a patio seating area which extends to the side of the house.

Disclaimer

Members of the property ombudsman
Members of CMP for client money protection
holding deposit equivalent of one week rent
security deposit equivalent 5 weeks rent





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 | |