



ASTONS



East Park  
Southgate, West Sussex RH10 6AR

Offers In Excess Of £395,000

Astons are delighted to offer this incredibly well presented three bedroom semi-detached Edwardian house which has retained many original features, and ideally positioned for Crawley town centre and train station. The accommodation includes an entrance hall, lounge, dining room/family room, kitchen/breakfast room, three good sized bedrooms, and a family bathroom. The property further benefits from extensive Upvc double glazing, gas heating to radiators, and a private enclosed rear garden. This family home is offered to market with no onward chain. Council Tax band 'D'.



### Entrance Hallway

Front door, radiator, stairs to first floor landing, exposed floorboards, doors to:

### Living Room

Working fireplace, double glazed bay windows to front aspect, radiator.



### Dining Room

Working fireplace, double glazed windows to rear and side aspect, access to under stairs storage cupboard, radiator, door to:



### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge freezer, integrated oven and grill, gas hob with stainless steel extractor hood above, butler sink with stainless steel mixer tap, oak work-tops, part tiled walls, radiator, tiled flooring, double glazed windows to side and rear aspect, double glazed patio door to rear garden.



### Landing

Access to loft space and storage cupboard, doors to:

### Bedroom One

Double glazed windows to front aspect, radiator.



### Bedroom Two

Double glazed window to rear aspect, radiator.





### Bedroom Three

Double glazed windows to rear aspect, radiator, access to in-built cupboards.



### To The Rear

Patio area adjacent to property, lawn garden, patio side path leading to side gate access, brick shed.



receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

### Anit Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

### Bathroom

White three piece suite comprising of w/c, panel enclosed bathtub with mixer-tap and shower unit, wash hand basin with mixer tap and under counter units, heated towel rail, obscure double glazed window, tiled walls, tile effect laminate flooring.



### To The Front

Dwarf wall to the front, gated side access to rear garden, permit parking to the front.

### Council Tax

This property comes under council tax band 'D'.

### 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



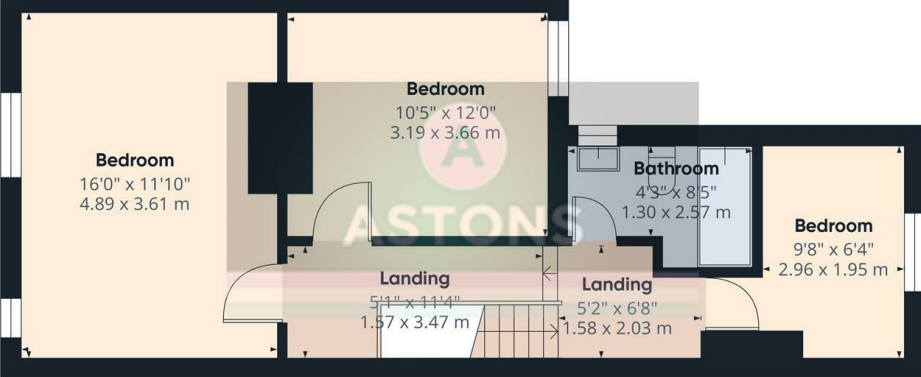
Ground Floor

Approximate total area<sup>(1)</sup>  
541 ft<sup>2</sup>  
50.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

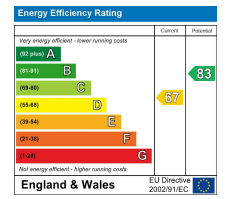
Approximate total area<sup>(1)</sup>  
493 ft<sup>2</sup>  
45.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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