



West Street, Southgate, Crawley

Offers in Region of £365,000



**MANSELL
McTAGGART**
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West Street, Southgate, Crawley

- Two double bedroom semi-detached family home
- Located in Southgate, just a short walk to town centre and station
- Downstairs cloakroom
- Secluded rear garden
- Excellent condition
- Potential to extend STPP in loft room
- Permit parking
- Newly built in 2016
- Council Tax Band 'C' and EPC 'B'

An attractive two bedroom semi-detached property (built in 2016) situated in the popular area of Southgate within walking distance of Crawley mainline railway station and town centre.

The property is entered via an entrance canopy leading to a light and open hallway with cloakroom to your left incorporating a new low level WC and wash hand basin with vanity unit. There is also plenty of space for shoes and coats. The kitchen is situated to the front for the property with bay window to front and is fitted with an attractive range of wall and base units, sink unit, roll top work surfaces over, integrated gas hob, electric oven, plumbing and space for washing machine and dishwasher. The living room is situated to the rear of the property with double doors overlooking the attractive and well-maintained rear garden which allows plenty of natural light and space for two double sofas.





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Heading upstairs, the first floor landing gives access to both bedrooms, shower room as well as the loft room. Bedrooms one and two are both double rooms overlooking the front and rear respectively. Both bedrooms have plenty of space for storage units. Finally, the family bathroom modern and contemporary suite comprising a panelled bath, shower, wash hand basin with vanity storage beneath, low level WC, chrome ladder style heated towel rail and opaque window to rear.

Lastly, the loft room is located on the second floor. This room provides extra storage or space for an office. This room also has great potential to be converted into a bedroom (STPP). Just outside the front door, you will also find a well-proportioned storage cupboard, which also has the plumbing to convert into a WC.

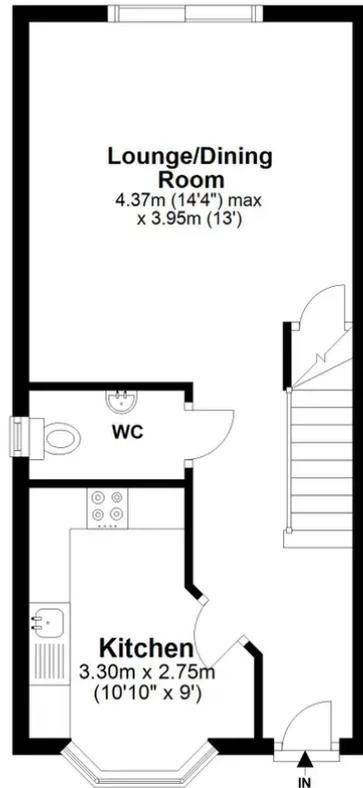
Outside the property, you have ample space for parking alongside the road (Permit Parking).



Tenure: Freehold

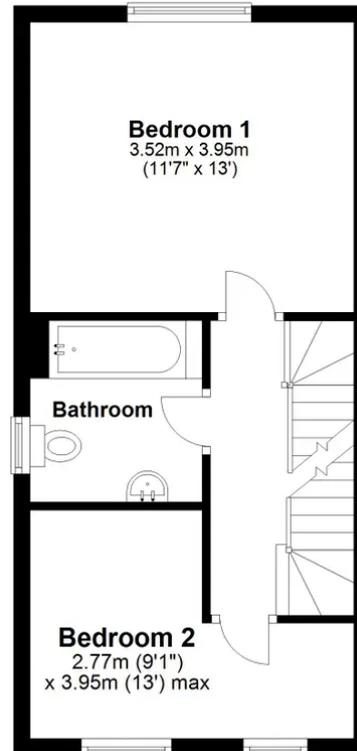
Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



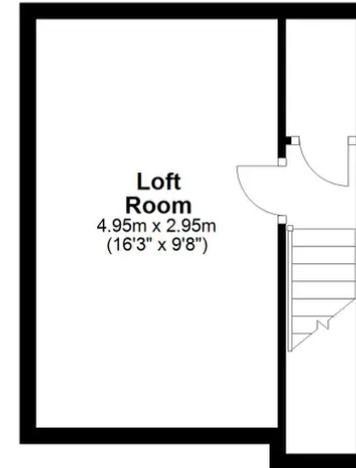
First Floor

Approx. 34.3 sq. metres (369.5 sq. feet)



Second Floor

Approx. 19.6 sq. metres (211.3 sq. feet)



Total area: approx. 88.5 sq. metres (952.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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