



Spring Close, Southgate

Guide Price £325,000 - £350,000

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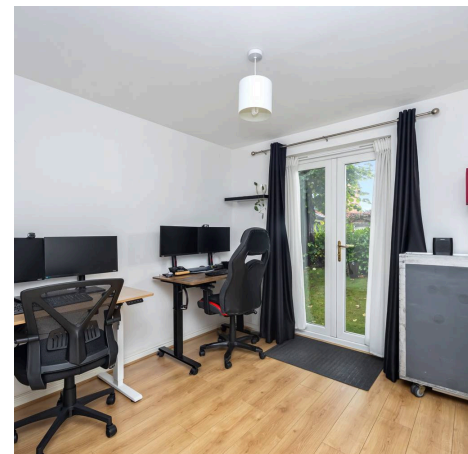
Spring Close, Southgate

- Two/three-bedroom freehold, split level coach house
- Ideal for investors or first-time buyers
- Open plan kitchen/living/dining room
- En-suite to main bedroom
- Car port
- Communal gardens
- Walking distance to town centre/mainline railway station
- Council Tax Band 'C' and EPC 'C'

This two double bedroom freehold coach house – built by Bryant Homes to their 'Albourne' design – has been thoughtfully remodelled by the current owners to provide a third bedroom/study and modern accommodation across two floors, all within walking distance of Crawley town centre and mainline railway station.

A path leads to the private front door and into the ground floor entrance hallway. To the rear is bedroom two, a double room benefitting from built in storage and double doors directly out to the communal grounds. Also on the ground floor is the main bathroom, which is fitted in a white suite comprising panel bath with shower attachment, low-level WC and wash hand basin, with a frosted window to the front allowing in plenty of natural light.

Stairs from the entrance hallway lead to the first floor, where you are greeted with a spacious open living/dining area. A window to the rear and feature floor-to-ceiling window to the front make this dual aspect room delightfully bright, and there is ample room for sofas and other free-standing furniture.





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Wooden flooring makes way for tiling as you move through into the kitchen, which is fitted with an attractive range of wall and base units. A stainless-steel sink-drainer is set into the worktops beneath another window, bringing the light through into the kitchen. There is an integrated oven and hob with extractor above, integrated dishwasher, washing machine, fridge freezer and space for a table and chairs.

The main bedroom is a generous double room with a window to the front. There is ample storage by way of three built-in double cupboards, and in addition access to a private boarded loft. The en-suite shower room is fitted with a double shower cubicle, low-level WC and wash hand basin. Clever separation of the area to the back of the kitchen has created a third room with window to the rear, ideal for use as a child's bedroom or a study.

Outside the property benefits from access to the communal grounds and a carport providing covered parking for one car, with further residential parking on the road.

This ideal investment or starter home benefits from an excellent location in this sought-after part of central Crawley. There is easy access to local shops and schools, while commuters will appreciate the short walk to the town centre and Crawley mainline railway station, providing direct transport links to London and the South Coast. An internal viewing is highly recommended to appreciate the improvements made by the current owners to this bright and spacious coach house.

Agents Note:

There is an annual Service Charge of £800.00



Spring Close



Ground Floor
Approximate Floor Area
177.17 sq ft
(16.46 sq m)

First Floor
Approximate Floor Area
679.52 sq ft
(63.13 sq m)



Approximate Gross Internal Area = 79.59 sq m / 856.69 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

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