



## Saltdean Close, Souhgate

In Excess of £185,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



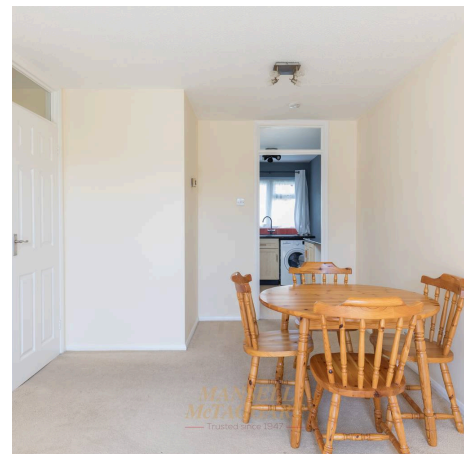


## Saltdean Close, Southgate

- CASH BUYERS ONLY – 58 YEAR LEASE REMAINING
- Convenient, quiet location close to town centre and station
- Ground floor maisonette
- Private, attached rear garden
- Spacious, open plan living/dining room with French doors onto garden
- Ideal investment opportunity – NO ONWARD CHAIN
- Council Tax Band 'B' and EPC 'C'

**\*CASH BUYERS ONLY\*** A spacious and recently re-decorated one bedroom ground floor maisonette in a peaceful private close within Southgate and just a short distance from the town centre, train station and popular bus routes. NO ONWARD CHAIN.

The property benefits from its own attached private rear garden and allocated parking. Upon entry to the property there is an entrance hallway with three useful storage cupboards including one suitable for shoes and coats, a generous size cupboard with power and adjustable racking, plus a further cupboard nearer the bedroom. Toward the end of the hallway on your left is the open plan living/dining room, which is a spacious, bright and airy room with French doors opening out directly onto the rear private garden. There is plenty of space for living room furniture as well as a dining table and chairs. The kitchen is ideally situated off the dining area with a range of units including cupboards and drawers with work surfaces over as well as a small breakfast bar area. There is an integrated electric oven with hob and extractor hood over with space and plumbing for a washing machine and space for an under-counter fridge/freezer. The kitchen window looks out to the front of the property and allocated parking space.







## Saltdean Close, Southgate

The bedroom overlooks the rear and is a comfortable double room with built-in double wardrobes for further storage. Completing the internals is the bathroom, fitted in a white suite comprising a panel enclosed bath with shower attachment, pedestal wash hand basin, low level WC with tiled walls and flooring.

Outside, the property has a secure storage cupboard beside the front door, gated side access to the private rear garden and an allocated space located opposite the property. Visitors parking can be found at the entrance to the close.

The rear garden is a private and peaceful area, capturing plenty of sunshine and is split over two levels. Low maintenance laid to shingles and patio hardstanding, all enclosed by wooden panel fencing.

### Lease Details

Length of Lease – 99 years from 1984 (58 years remaining)

Annual Ground Rent – £66.00

Ground Rent Review Period – 01/01/25

Annual Maintenance Charge – £773.40

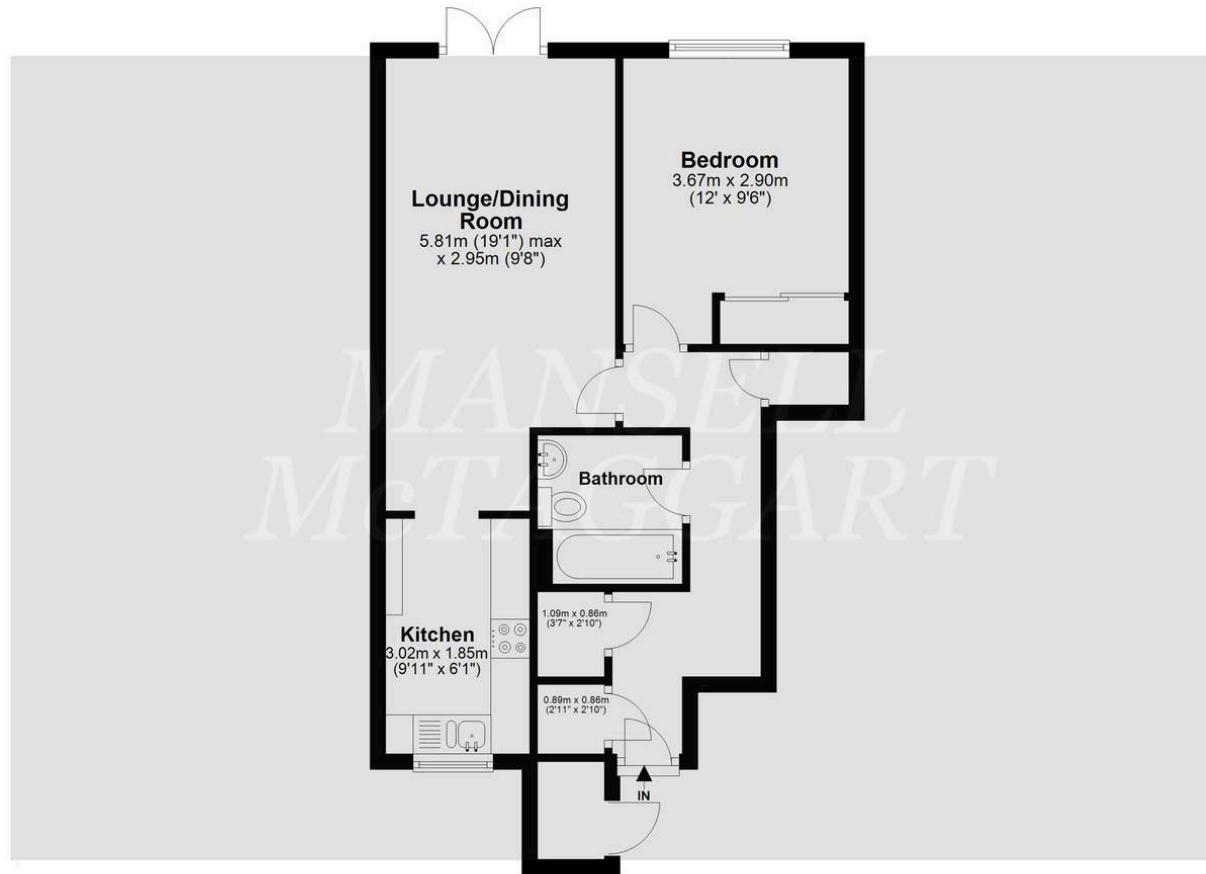
Annual Building Insurance – £591.09

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## Ground Floor

Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 48.2 sq. metres (519.0 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 buyer.  
Plan produced using PlanUp.

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