



**Malthouse Road, Southgate
West Sussex RH10 6BG**

£349,950

Astons are delighted to offer this particularly well presented three bedroom semi-detached period property with many original features situated in Crawley town centre. The accommodation includes an entrance hall, downstairs cloakroom, 24ft lounge, 18ft dining room, refitted kitchen, white bathroom suite, and three good sized bedrooms. The property further benefits from Upvc double glazing, gas heating to radiators, a garage with driveway for one car, and rear garden in excess of 80ft.



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Entrance Hall

Stairs to first floor landing, dado rail, radiator in cover, coving, s/wood panel doors to

Downstairs Cloakroom

White suite comprising close coupled w.c, wash hand basin with tiled splashback

Lounge

24'0" narrowing to 15'3" x 17'1" (7.32m narrowing to 4.65m x 5.21m)

Upvc double glazed windows to front and rear, radiator in cover, coving, dado rail, wood burner in brick built fireplace, s/wood panel door to under-stairs storage cupboard housing wall mounted gas fired combi boiler, glazed panel door to

Dining Room

18'11" x 9'3" (5.77m x 2.82m)

Two double radiators, Upvc double glazed window, two velux electronically operated rooflights, access to loft space, vaulted ceiling, recessed downlights, access to loft space

Refitted Kitchen

14'10" x 9'3" (4.52m x 2.82m)

Fitted with a range of units at base and eye level, roll-topped work surfaces, 1 1/2 bowl single drainer sink, range oven with gas hob and extractor hood, space and plumbing for washing machine, space for fridge/freezer, part tiled walls, tile effect laminate flooring, recessed down-lights, integrated dishwasher, feature radiator, dual aspect Upvc double glazed windows, Upvc part double glazed door to rear garden

First Floor Landing

Access to loft space, dado rail, recessed down-lights, coving, Upvc double glazed window, s/wood panel doors to

Bedroom One

11'1" x 10'7" (3.38m x 3.23m)

Upvc double glazed window, double radiator, coving

Bedroom Two

13'3" x 8'7" (4.04m x 2.62m)

Upvc double glazed window, double radiator, cast iron fireplace, dado rail, coving

Bedroom Three

9'0" x 8'3" (2.74m x 2.51m)

Upvc double glazed window, single radiator, coving

Bathroom

White suite comprising panel enclosed bath with electric shower, close coupled w.c, wash hand basin with pedestal, part tiled walls, Upvc double glazed window, extractor

To the Front

Brick wall to front, gated side access to rear garden, shared drive leading to parking space, to

Garage

Pair of doors opening to garage, power and light, storage over, door to rear garden

Rear Garden

Fully enclosed by timber fencing, patio area leading to lawn, flower beds, and mature shrubs to borders, timber shed, rear patio area, garden in excess of 80ft

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	