



Cissbury Hill  
Southgate, West Sussex RH11 8TJ  
**Guide Price £450,000**

\*\*\* Guide Price £450,000 - £475,000 \*\*\*

Astons are delighted to offer this well proportioned and presented three bedroom semi-detached house situated off one of Crawley's premier roads, which is being offered with no onward chain. The accommodation includes an entrance hall, downstairs cloakroom, lounge, dining room, fitted kitchen, three bedrooms and a family bath-room. The property further benefits from Upvc double glazing, gas heating to radiators, a garage with power, drive for at least two cars, and a generously sized rear garden. Viewings for this beautiful family home come highly recommended. Council Tax Band D, EPC Rating D (62).



### Entrance Hall

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



### Downstairs Cloakroom

Suite comprising of w/c, wash hand basin, radiator, wood effect laminate flooring, obscure double glazed window to front aspect.



### Living Room

Double glazed bay window to front aspect, radiator, feature gas fire place, opening to:



### Dining Room

Sliding double glazed patio door to rear garden, radiator, door to:



### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and range cooker, integrated under counter fridge and freezer, stainless steel sink with mixer-tap and drainer, roll top work surfaces, wood effect laminate flooring, gas fire boiler, access to larder, patio door to side rear path, double glazed window to rear aspect.

### Landing

Double glazed window to side aspect, access to airing cupboard and loft space, doors to:

### Bathroom

White three piece suite comprising of w/c, wash hand basin, enclosed bathtub with mixer-tap and shower, radiator, obscure double glazed window to rear aspect, part tiled walls, vinyl flooring.



### Bedroom One

Double glazed window to front aspect, radiator, access to in-built wardrobe with sliding doors.





### Bedroom Two

Double glazed window to rear aspect, radiator, in built wardrobe with sliding doors.



### To The Rear

Patio area adjacent to property, lawn garden, side gate access and door to garage, fence enclosed, shrubs and hedges to boarders.

### Garage

With up and over door, power and additional door accessible at the end of the garage through to rear garden.

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



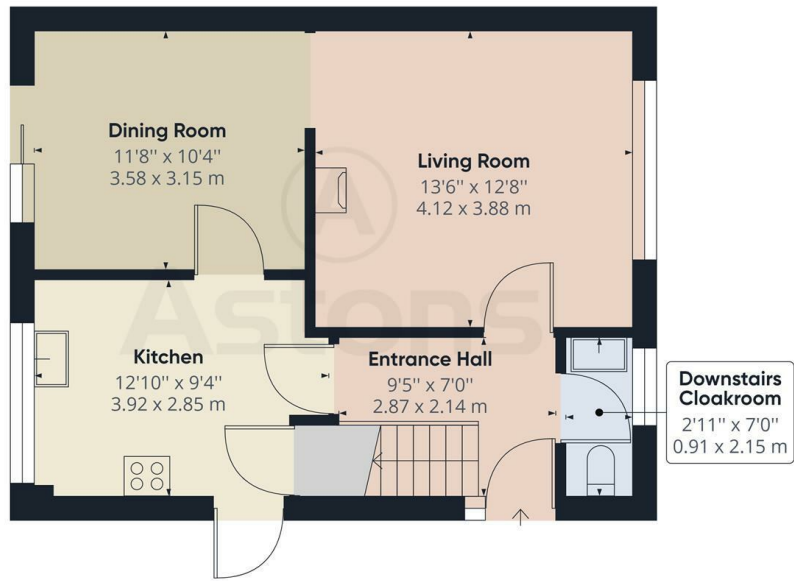
### Bedroom Three

Double glazed window to side aspect, radiator, access to in built cupboard.



### To The Front

Driveway offering parking for multiple vehicles, lawn front garden, hedges to boarders.



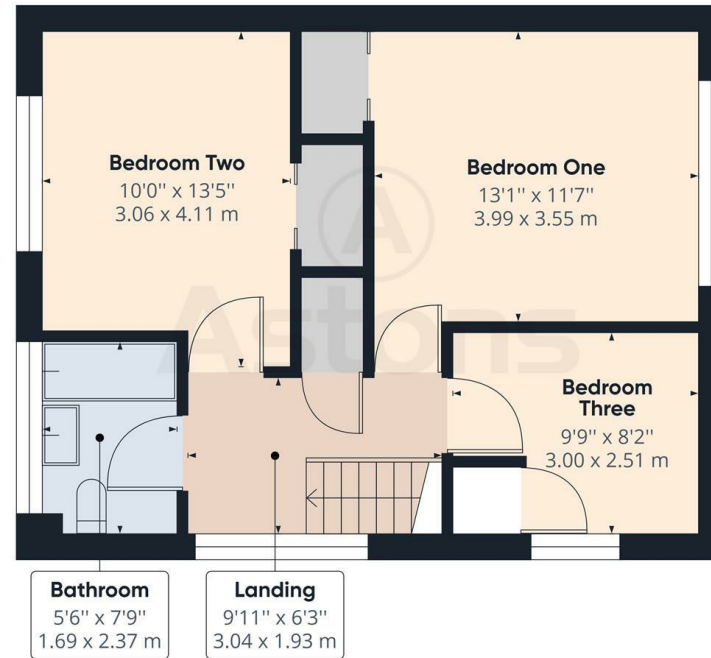
Ground Floor

Approximate total area<sup>(1)</sup>  
514.79 ft<sup>2</sup>  
47.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area<sup>(1)</sup>  
487.49 ft<sup>2</sup>  
45.29 m<sup>2</sup>

(1) Excluding balconies and terraces

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