



East Park
Southgate, West Sussex RH10 6AR

£475,000

Astons are delighted to offer this extended and adapted five bedroom semi-detached Edwardian house which has retained many original features, and ideally positioned for Crawley town centre and train station. The accommodation includes an entrance hall, lounge, dining room/family room, kitchen/breakfast room, five bedrooms with an en-suite bathroom to the master, and a family bathroom. The property further benefits from extensive Upvc double glazing with original sliding sash to the others, gas heating to radiators, and a good sized south facing rear garden. This stunning home is offered to market with no onward chain. Council Tax band 'D'.



Storm Porch

Part glazed front door to

Entrance Hall

Exposed floorboards, picture rail, stairs to first floor landing, original skirtings and architraves, s/wood panel doors to:

Lounge

Working fireplace with period cast iron surround, picture rail, exposed floorboards, original skirtings and architraves, double radiator, bay window consisting of three double glazed windows.

15'2 into bay x 11'9 (4.62m into bay x 3.58m)



Dining Room/Reception Room

Original sliding sash window, s/wood part glazed door to rear courtyard, exposed floorboards, understairs storage cupboard, brick built shelving unit, double radiator, archway through to:

14'2 maximum x 13'2 (4.32m maximum x 4.01m)



Kitchen/Breakfast Room

15'6 x 9'10 (4.72m x 3.00m)

Fitted with units at base and eye level, real-wood block work surface, double bowl sink, gas range oven with extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, further appliance space, wall mounted gas fired boiler, part tiled walls, recessed downlights, double radiator, tiled floor, Upvc double glazed window, double glazed sliding patio door to rear garden.



First Floor Landing

stairs to second floor landing, original architraves and skirtings, s/wood panel doors to:

Bedroom Three

Two double glazed windows, picture rail, double radiator, exposed floorboards, wash hand basin in stand, megaflo hot water cylinder.

16'2 x 12'0 (4.93m x 3.66m)



Bedroom Four

Original sliding sash window, wood effect laminate flooring, picture rail, single radiator.

12'2 maximum x 10'6 (3.71m maximum x 3.20m)



Bedroom Five

Upvc double glazed window, single radiator.

9'9 x 7'0 plus door recess (2.97m x 2.13m plus door recess)



Bathroom

White panel enclosed bath with electric shower, wash hand basin with pedestal, close coupled w.c, tiled floor, part tiled walls, recessed down-lights, heated towel rail, Upvc double glazed window.





Second Floor Landing

Domelight, panel doors to:

Master Bedroom 18'11" > 12'0" x 12'5" incl wardrobes (5.79m > 3.66m x 3.81m incl wardrobes)
Solid oak flooring, fitted wardrobes, two Upvc double glazed windows, velux rooflight, two double radiators, vaulted ceiling to front, storage to eaves, door to:



En-suite Bathroom

White suite comprising panel enclosed bath, wash hand basin with pedestal, close coupled w.c, walk in shower enclosure, velux rooflight, tiled floor, part tiled walls, heated chrome towel rail.



Bedroom Two

15'1" including wardrobes x 9'9" (4.60m including wardrobes x 2.97m)
wo Upvc double glazed windows, solid oak flooring, double radiator, built-in double wardrobes.



To The Front

Dwarf wall to the front, gated side access to rear garden, permit parking to the front.



To The Rear

Fully enclosed by brick wall and timber fencing, path to side leading to patio, brick built outhouse with window to side, steps to second patio leading to lawn, mature shrubs to borders with pergola to rear.



Disclaimer

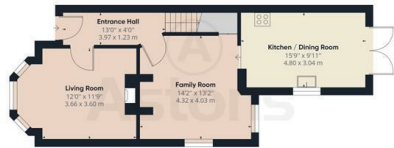
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾
 1528.54 ft²
 142.01 m²

Reduced headroom
 30.82 ft³
 2.86 m³

(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.50m/4.92ft)

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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