



## Southgate

Crawley, West Sussex

£325,000 - £340,000 Guide

Freehold

This Pretty 3 bedroom end of terraced house is situated in a prime location close to Crawley Town Centre and is considered to be in excellent move in condition.

- End Of Terraced
- Three Bedrooms
- Refitted Kitchen
- Lounge
- Dining Area
- Conservatory
- Downstairs toilet
- Garage
- Rear Garden





## Lyndhurst Close, Southgate, Crawley, West Sussex, RH11 8AP

Highly desirable 3 bedroom end of terraced 'Georgian' style house, situated in the central neighbourhood of Southgate. The property has a lounge ideal for relaxing in after a hard day at work that opens a dining area creating an atmosphere of airiness and radiance. Any budding chef would be proud to own this stylish kitchen that has been refitted. Furthermore, there is a light-infused conservatory, just the place to enjoy reading a book whilst enjoying the garden view. The conservatory leads to a handy downstairs toilet (formerly the rear of the garage), with the front half of the garage now providing storage space. On the first floor, there are 3 bedrooms and a refitted family bathroom suite.

Externally there is a well maintained rear garden with artificial grass, ideal for dining alfresco with a cool glass of wine on those long hot lazy summer afternoons, whilst soaking up the sun from the West facing rear garden. The property is considered in excellent move in condition and comes complete with G/C/H via radiators and Neo-Georgian double glazing.

Lyndhurst close is situated in a prime location 0.5 miles walk from Crawley Railway station where there are fast frequent links to the city in around 1hr. It benefits from close proximity to Crawley's High Street where there are many restaurants for eating out and bars to enjoy. For families Hill Top Primary school is 0.4 miles which was rated Good by Ofsted in 2018.

### Useful information

- \* The Rear of the garage was converted into a downstairs toilet in 2015. Building regs were never sought, but this can be dealt with by way of an indemnity policy.*
- \* The conservatory was added 2015*
- \* The boiler was fitted in 2011 and was last serviced August 2019*
- \* Loft Insulation was added 2006 \**
- Cavity Wall Insulation was done 2009*
- \* Parking Permits are available to purchase for £44 for the first car then £88 for a second car*

## Accommodation

(Room sizes are approximate only)

### Hallway

### Lounge

4.52m x 4.34m (14' 10" x 14' 3")

### Dining Area

2.82m x 2.82m (9' 3" x 9' 3")

### Refitted Kitchen

2.82m x 2.44m (9' 3" x 8')

### Conservatory

2.67m x 2.36m (8' 9" x 7' 9")

### Downstairs Toilet (formerly Rear of Garage)

1.32m x 0.89m (4' 4" x 2' 11")

### Garage (wont take a car)

2.41m x 2.34m (7' 11" x 7' 8")

### Landing

### Bedroom 1

4.52m x 2.79m (14' 10" x 9' 2")

### Bedroom 2

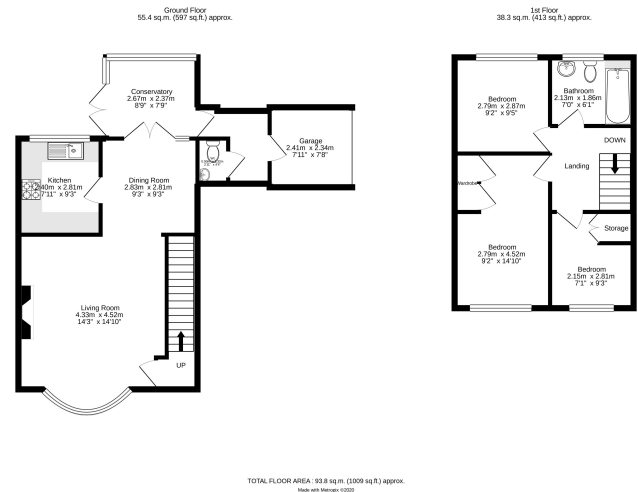
2.87m x 2.79m (9' 5" x 9' 2")

### Bedroom 3

2.82m (max ) x 2.16m (max) (9' 3" x 7' 1")

### Refitted Bathroom

### Rear Garden

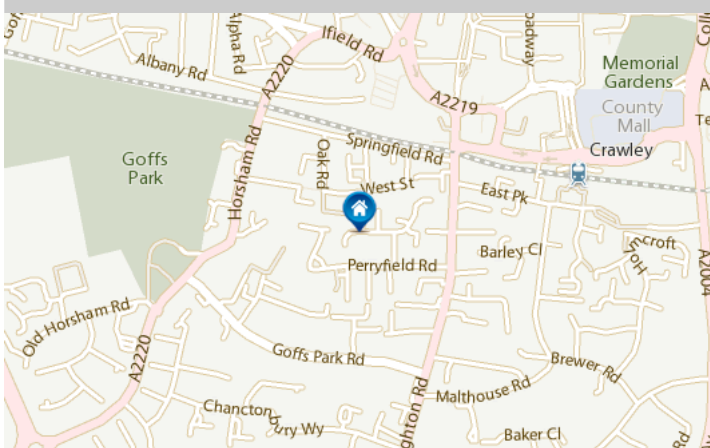






## What to do next?

If you would like to view the property or make an offer, please contact Matthew Cousins on 01293 582335, quoting property reference 14723.



Not sure what your property will sell or rent for? Scan the QR code below for an instant online valuation. Got you intrigued? Would you like more information on selling or letting? Call us on 01293 582335 or email info@inspireestates.co.uk.

