



## Southgate Drive, Southgate, Crawley, RH10 6HD

Taylor Robinson welcomes to the market a 3-bedroom terrace house offered to the market with no onward chain. The property in brief comprises of an entrance hall with stairs rising to the first floor, a living room, fully fitted kitchen with access to the garden and a separate dining room. The first floor has three good sized bedrooms, a shower room and separate W.C. Externally you will find a low maintenance rear garden with large shed. To the front of the property there is communal parking. The property also benefits from double glazing, gas central heating and is conveniently located within easy access to Crawley town centre, Crawley train station for direct routes to London Victoria & Gatwick Airport. The property is close to the local amenities and highly regarded schools.

***Offers In Excess Of £340,000 Freehold***

# Southgate Drive, Southgate, Crawley, RH10 6HD



- 3 Bedroom Terrace House
- Separate Dining Room
- Close to Crawley town centre
- Chain Free
- Private Rear Garden
- Close to main line train station for direct routes to London Victoria and Gatwick Airport
- Fully Fitted Kitchen
- Double Glazing & Gas Central Heating

Entrance

Hallway

11'8" x 9'1" (3.56 x 2.77)

Living Room

14'2" x 10'8" (4.32 x 3.25)

Kitchen

10'1" x 8'10" (3.07 x 2.69)

Dining Room

9'9" x 9'0" (2.97 x 2.74)

Stairs to First Floor

Landing

9'9" x 2'9" (2.97 x 0.84)

Bedroom 1

12'4" x 10'4" (3.76 x 3.15)

Bedroom 2

10'7" x 10'6" (3.23 x 3.20)

Bedroom 3

11'9" x 6'0" (3.58 x 1.83)

Shower Room

5'11" x 4'9" (1.80 x 1.45)

W.C.

5'11" x 2'5" (1.80 x 0.74)

Outside

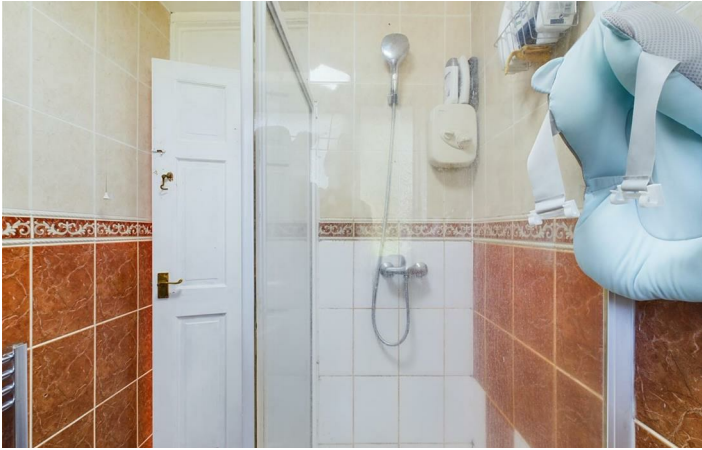
Rear Garden

Front Garden

Communal Parking

## Council Tax Band: C





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	