



Clayton Hill, Southgate West, Crawley, RH11 8TL

GUIDE PRICE £345,000-£350,000

Taylor Robinson welcomes to the market a 3-bedroom house in the sought-after area of Southgate conveniently located within easy access to Goffs Park, Crawley town centre and highly regarded schools. The property is offered to the market with no onward chain and in brief comprises of an entrance porch with access to the garage. There is an entrance hall with stairs rising to the first floor and W.C, a light and airy living room with access to the private rear garden and a fully fitted kitchen. The first floor offers three bedrooms and a family bathroom fitted in a white contemporary suite. Externally you will find a low maintenance garden mainly laid to lawn with patio area and to the front of the property garage and parking. The property also benefits from double glazing, gas central heating and located close to Crawley train station for direct routes to London and Gatwick Airport.

Guide Price £345,000 Freehold

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- 3 Bedroom House
- Light and Airy Living Room
- Downstairs W.C.
- Garage and Parking
- Fully Fitted Kitchen
- Double Glazing & Gas Central Heating
- Chain Free
- Entrance Porch

Entrance

5'2" x 2'7" (1.57 x 0.79)

Hallway

12'5" x 5'11" (3.78 x 1.80)

W.C.

5'8" x 2'4" (1.73 x 0.71)

Kitchen

10'6" x 7'10" (3.20 x 2.39)

Living Room

23'5" x 11'1" (7.14 x 3.38)

Garage

16'4" x 8'2" (4.98 x 2.49)

Stairs to First Floor

Landing

8'10" x 5'6" (2.69 x 1.68)

Bedroom 1

11'1" x 11'0" (3.38 x 3.35)

Bedroom 2

10'11" x 9'6" (3.33 x 2.90 (3.32 x 2.89))

Bedroom 3

8'0" x 8'0" (2.44 x 2.44)

Bathroom

8'0" x 5'10" (2.44 x 1.78)

Outside

Rear Garden

Parking to front

Council Tax Band: D





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.

Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE

Tel: 01293 552388

Email: sales@taylor-robinson.co.uk

www.taylor-robinson.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	