



Guide Price **£260,000 - £280,000** Leasehold

T: **01293 531721**

**Glendon House, Brighton Road Southgate, Crawley RH10 6AY**

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**Moore & Partners**

**Guide Price £260,000 - £280,000.**

**A rarely available & very well-presented three double bedroom ground floor Flat benefiting from a spacious open plan lounge/diner, re-fitted kitchen, modern bathroom suite, private patio area, direct access to the communal gardens and detached single garage.**

This generous three double bedroom ground floor Flat is Located within Southgate with excellent access to the Town Centre and Crawley train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. This ground floor Maisonette makes an ideal purchase for those looking to downsize or needing excellent ground floor accommodation to suite the family's needs. This property also makes an ideal purchase for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property also features its own patio area, direct access to communal gardens and a detached single garage.

The Flat is located at the rear of Glendon House and backs onto the lovely communal gardens. On entering the building, you are welcomed by the very clean and tidy communal hallway. Once inside the property you will notice the spacious entrance hall, which provides access to all rooms, a generous airing & two separate storage cupboards. A door from the entrance hall opens into the spacious open plan lounge/diner and open plan re-fitted kitchen. The lounge/diner is flooded with natural light from the sliding patio doors which provide direct access to the enclosed private patio area and communal gardens. The lounge / diner provides generous relaxation and family space with comfortable room for sofas and furniture. Between the lounge/diner and open plan kitchen there is room for a 4/6-seater dining room table and chairs. Moving through in to the modern re-fitted kitchen you will find a generous range of base and eye level units accompanied with work surface surround and some built in appliances. Space is provided for an American Fridge Freezer and additional white goods. The Master bedroom can comfortably hold a Super king-size bed and offers plentiful floor space for free standing bedroom furniture with the added benefit of a built-in cupboard. Bedroom two and three are double bedrooms both bedrooms feature built I wardrobes and additional floor space for free-standing furniture. The family bathroom has been re-fitted with a white suite with the added benefit of a wall mounted electric shower over the bath with glazed shower screen.

To the rear of the property sliding patio doors open out onto a small private patio seating area and the very well-kept communal gardens. The apartment also benefits from a detached single garage and a communal parking area with plenty spaces available



# Room Details

## Ground Floor

Communal Hallway

L- Shaped Entrance Hall

Open Plan Kitchen 8'10" x 8'7" (2.69m x 2.62m)

Open Plan Lounge/Diner 13'7" x 11'11" (4.14m x 3.63m)

Master Bedroom 12'4" x 9'10" (3.76m x 3.00m)

Bedroom Two 12'4" x 8'10" (3.76m x 2.69m)

Bedroom Three 8'1" x 7'11" (2.46m x 2.41m)

Bathroom 7'11" x 5'6" (2.41m x 1.68m)

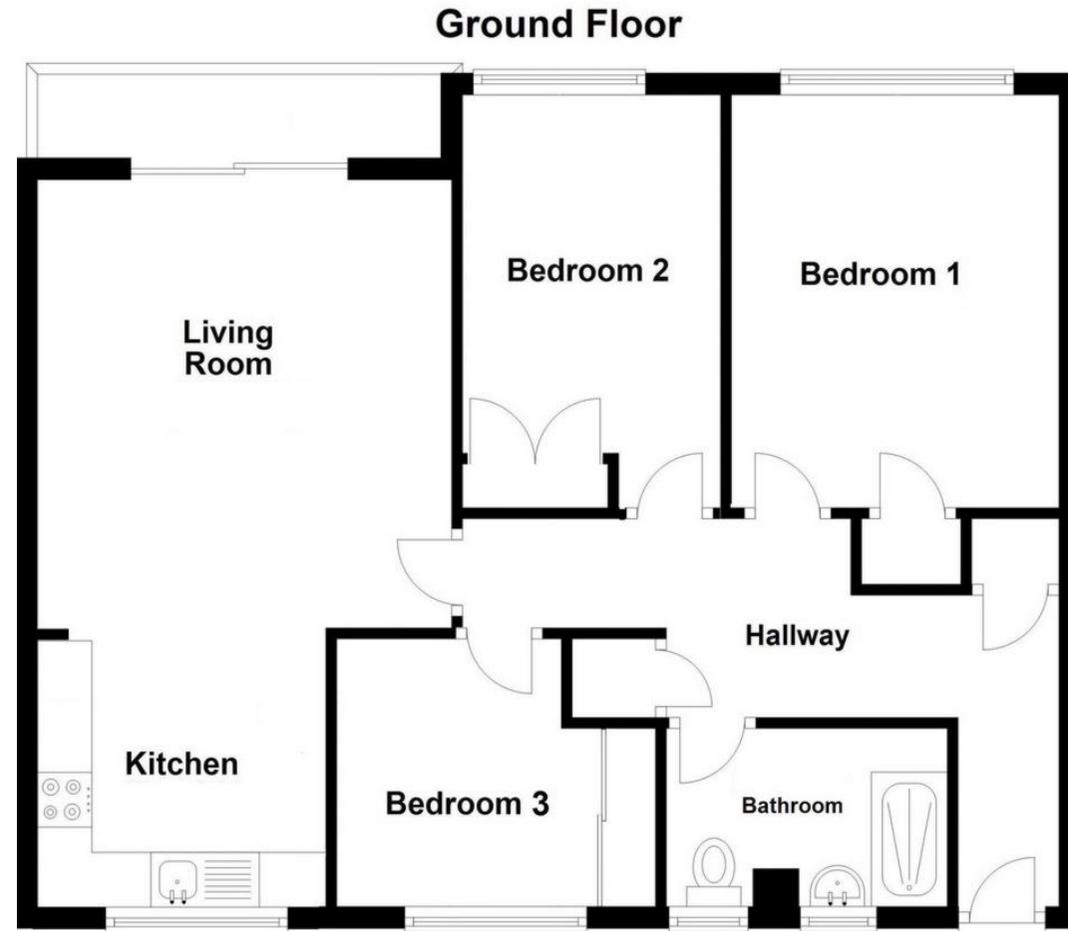
## Outside

Private Patio Area

Communal Gardens

Detached Single Garage

Communal Parking Area



These drawings are not to scale and are for representational purposes only.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

