



Guide Price **£180,000 - £190,000**

Leasehold

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Sequoia Park, Brighton Road, Southgate, Crawley RH11 8UA

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Moore & Partners

GUIDE PRICE £180,000 - £190,000.

A rarely available first floor one bedroom apartment benefiting, allocated parking, double glazing and gas central heating. Located just 0.6 miles from Crawley Town Centre and Crawley Train Station. No Onward Chain

This generous one bedroom first floor apartment 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 first floor apartment makes an ideal purchase for first time buyers or those looking to invest into a new rental property, with its close proximity to multiple transport links, whilst being in a much sought after and convenient location. The property also features a Juliette balcony overlooking communal gardens, allocated and visitor parking.

On entering the block, you are welcomed by the very clean and tidy communal hallway, giving access to the post boxes and stairs to all six apartments. Once inside the property you will notice the spacious entrance hall, which provides access to all rooms and separate storage cupboard. A door from the hallway opens into the open plan lounge/diner which measures 16'7 x 15'0" in length and benefits from a window and double doors opening to a Juliette balcony overlooking the communal gardens. To one corner there is a generous storage cupboard. Within the lounge there is generous relaxation and family space with comfortable room for sofas and furniture. The dining area could comfortably hold a four-seater table and has additional floor space for a further furniture. The kitchen is just off of the lounge/diner and benefits from its own window for natural light and ventilation and comprises a range of cupboards and units as well as space for a washer/dryer and free-standing fridge/freezer, with integrated hob and electric oven. The bedroom can comfortably hold a double bed and offers plentiful floor space for free standing bedroom furniture whilst also benefitting a double built in wardrobe. The bathroom is fitted with a white suite incorporating a shower over the bath, sink and W/C.

To the rear of the apartment block are the very well-kept communal gardens, which can be used to a variety of activities. The apartment also benefits from a private parking with plenty of visitor spaces available too.



Room Details

Ground Floor

Communal Entrance

First Floor

Entrance Hall

Lounge/Diner

19'7" x 15'0" (5.97m x 4.57m)

Kitchen

7'6" x 5'11" (2.29m x 1.80m)

Bedroom

13'5" x 9'4" (4.09m x 2.84m)

Bathroom

5'4" x 5'11" (1.63m x 1.80m)

Outside

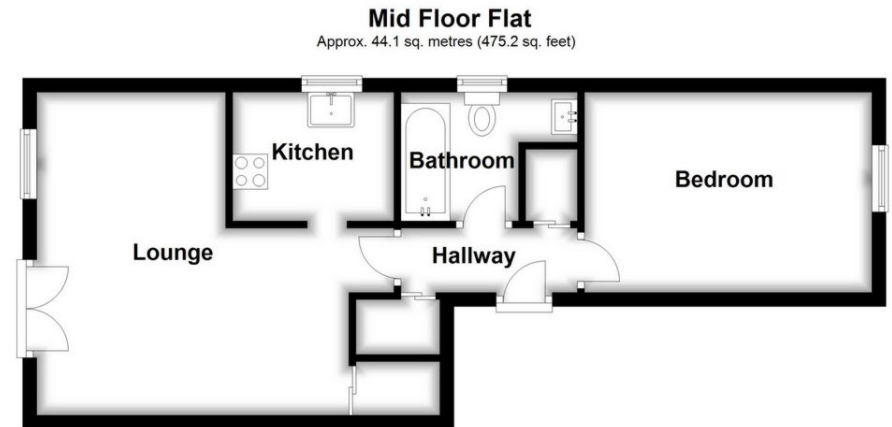
Allocated Parking

Communal Gardens

Lease 85 Years Remaining 85 Years Remaining

Ground Rent £489.14 £489.14 p/a

Service Charge £886.26 £886.26 p/a



Total area: approx. 44.1 sq. metres (475.2 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

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.

