



Dovedale Crescent
Southgate West, West Sussex RH11 8SG
£425,000

*** Guide price £425,000-£450,000 ***

Astons are pleased to offer this refurbished three/four bedroom end of terrace house. The property has been improved by the current owners and now benefits from a refitted kitchen/dining room, a refitted white bathroom suite and refitted separate cloakroom.

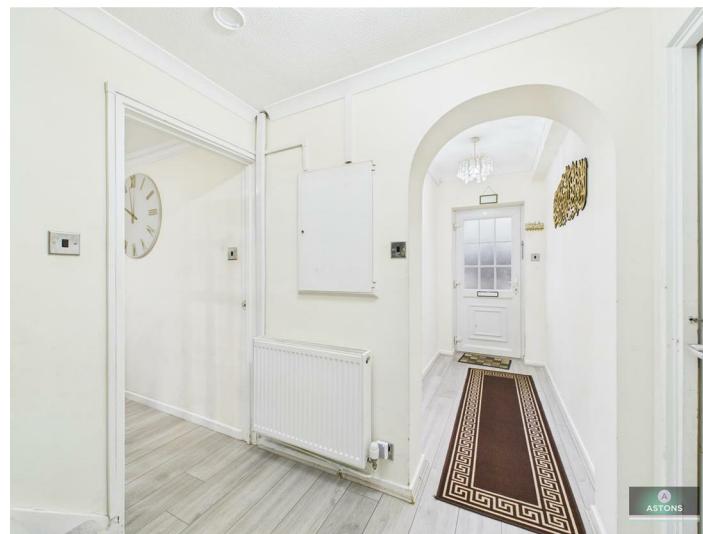
The house further benefits from a an additional reception room which could be a sitting room, office or potentially a fourth bedroom. The property has gas fired radiator heating, double glazed windows and neutral decor throughout. Outside the house has a driveway to the front with parking for three cars with an EV charging port, garage, ad an enclosed garden with side access.

The property is ideally situated within the popular Southgate West area and is close to the town centre, amenities and transport links.



Hallway

Part double glazed front door, radiator, stairs to the first floor, doors to:



Bedroom Two

Double glazed window to the rear, radiator, coving.



Bathroom

Refitted white suite comprising a panel enclosed bath with a waterfall style mixer tap and shower attachment with a fixed and separate hand held head, hand basin with a vanity unit and mixer tap, wc with a concealed cistern, tiled walls, tiled floor, obscured double glazed window, extractor fan, heated towel rail, access to the loft space, recessed down lighters.



Sitting Room/Bedroom Four

Double glazed window to the front, radiator, wood effect flooring, coving.

Kitchen/Dining Room

Refitted range of base and eye level units with work surfaces over and matching splash backs, inset sink unit with a mixer tap and drainer, built in eye level stainless steel oven and microwave over, five ring gas hob with an extractor hood above, space for a washing machine, dishwasher and an American style fridge/freezer, larder cupboard, under stairs cupboard, coving, double glazed windows to the rear and side, double glazed door to the garden.

Lounge

Double glazed patio doors to the rear, radiator.

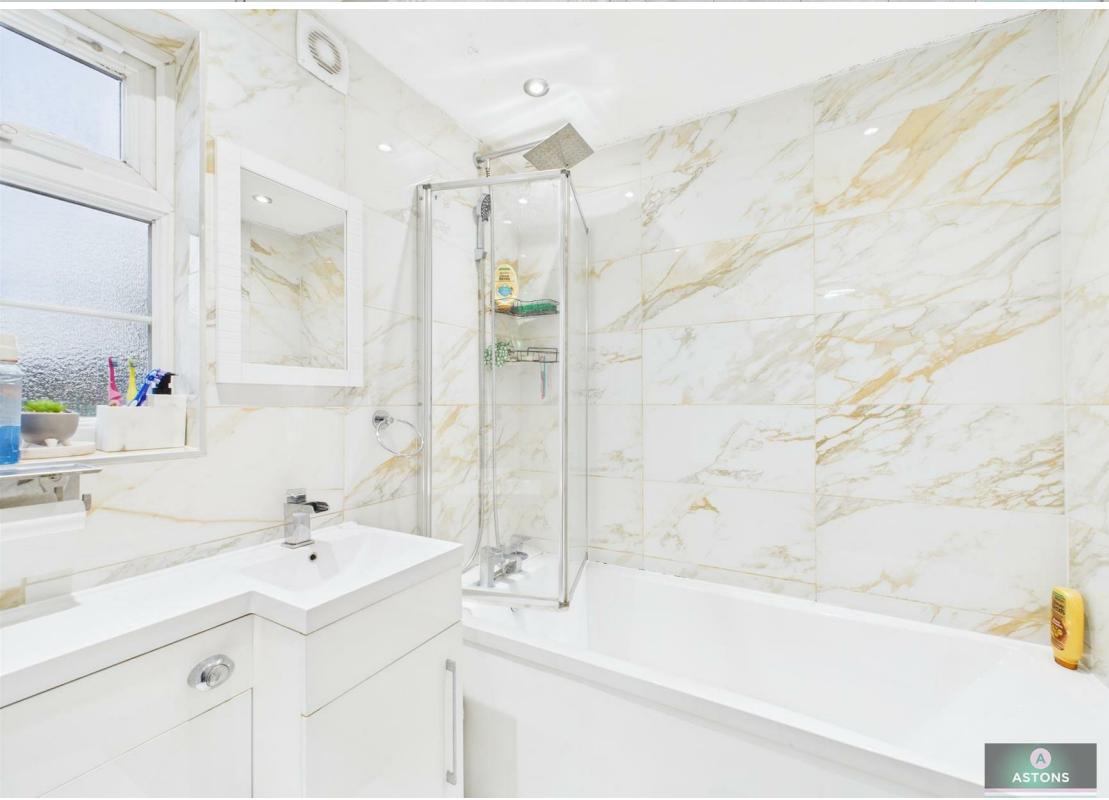
Landing

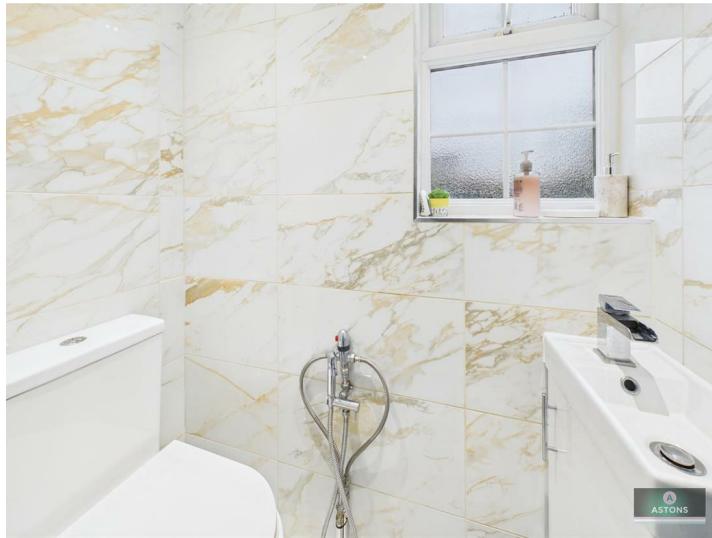
Cupboard housing the gas fired boiler, storage cupboard, coving, doors to:



Bedroom One

Double glazed window to the front, radiator, built in wardrobe.





mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

To The Front

There is a driveway to the front of the house which offers parking three cars, EV charging port, leading to the garage, lawned area to the side.

Garage

With an up and over door, power and light, personal door to the house.

Rear Garden

Paved patio area to the rear of the house, lawned area with fence enclosed borders, side access gate.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

Disclaimer

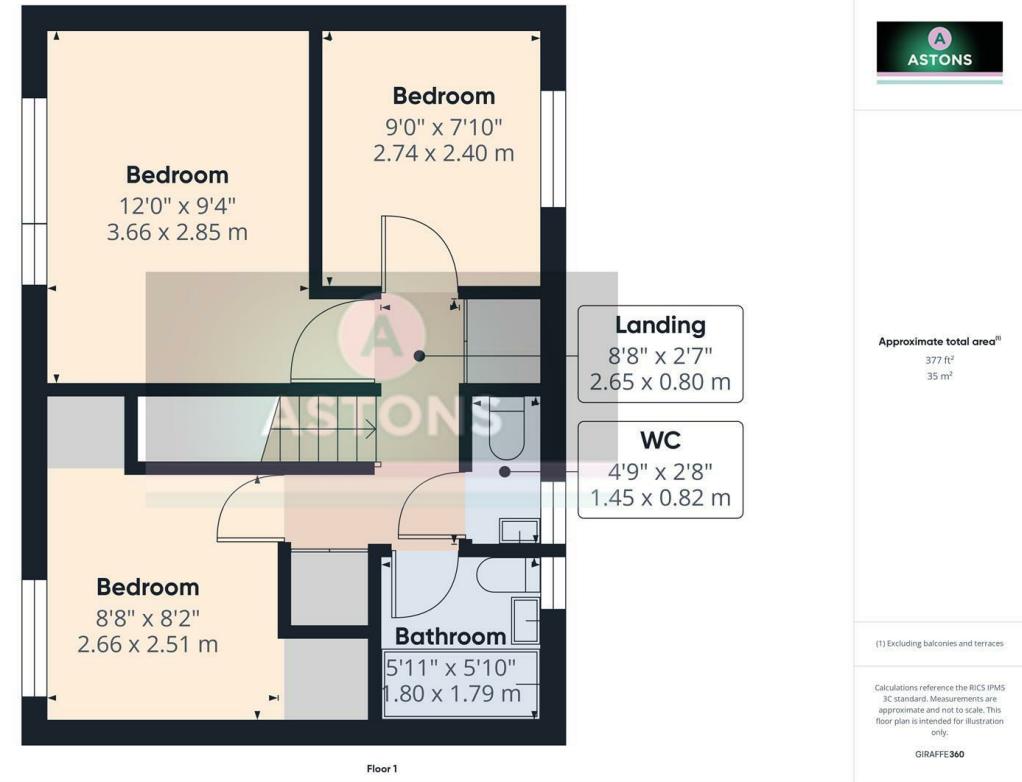
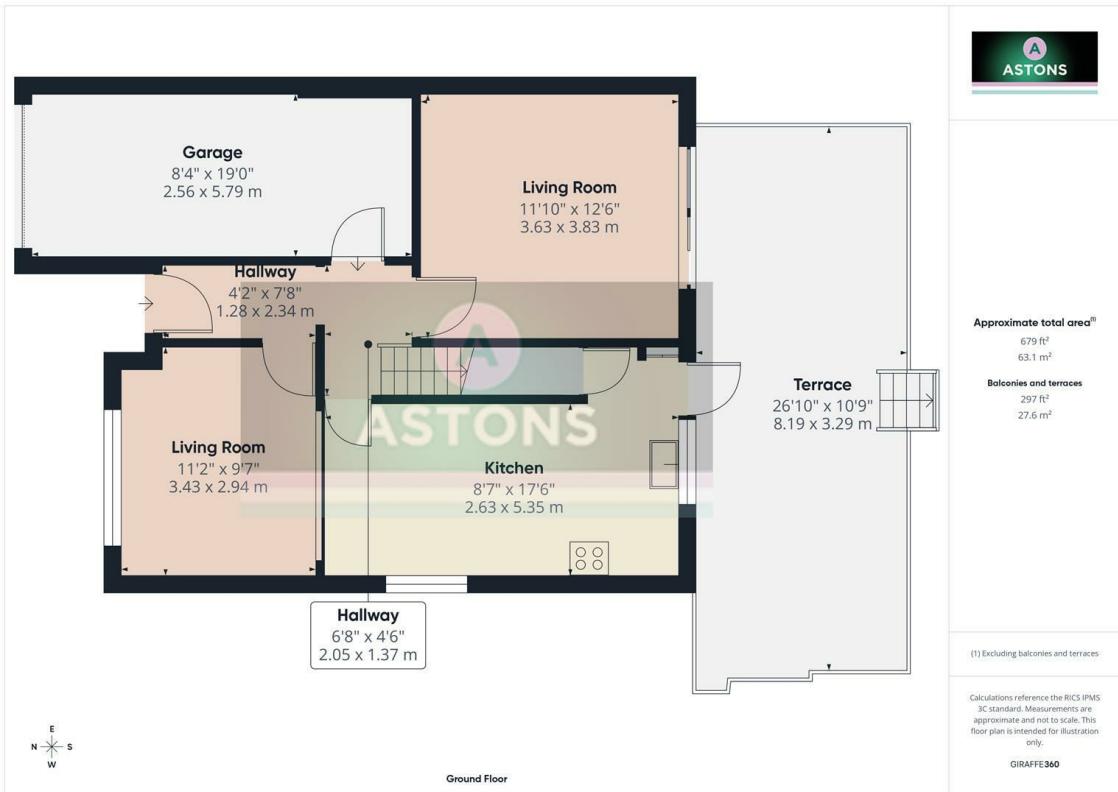
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from



The figure shows a horizontal scale for energy efficiency ratings. The scale is color-coded: dark green for the best ratings (A-G), medium green for the next tier (D-E), and light green for the lowest tier (F-G). The scale is labeled with energy efficiency levels and costs.

Rating	Label	Color	Approx. Cost
A	Very energy efficient - lower running costs	Dark Green	(92-100)
B	(81-91)	Dark Green	
C	(65-80)	Medium Green	
D	(55-64)	Medium Green	
E	(39-54)	Medium Green	
F	(21-38)	Light Green	
G	(1-20)	Light Green	Not energy efficient - higher running costs

Environmental Impact (CO2) Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions (92-99)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-26) Not environmentally friendly - higher CO2 emissions	G	

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