



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:



### 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.

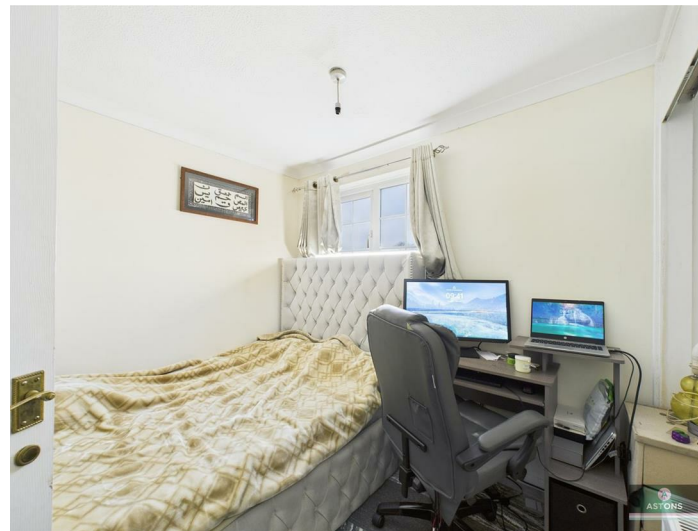
### Bedroom Two

Double glazed window to the rear, radiator, coving.



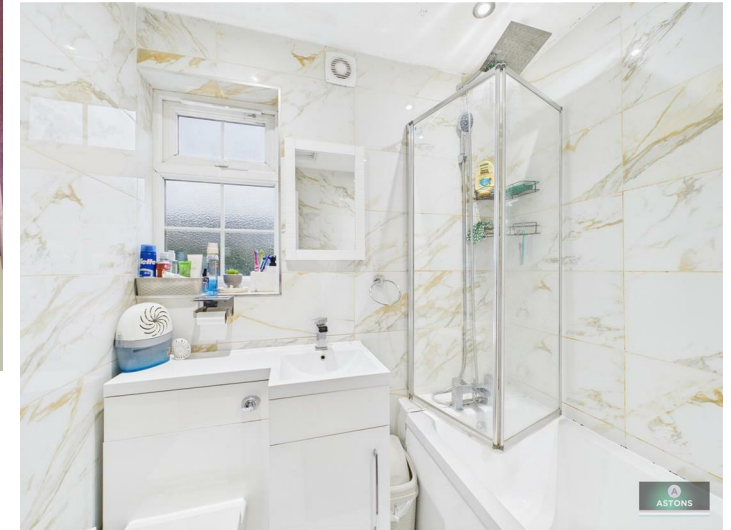
### Bedroom Three

Double glazed window to the front, built in cupboard, radiator, coving, recessed space.



### Bathroom

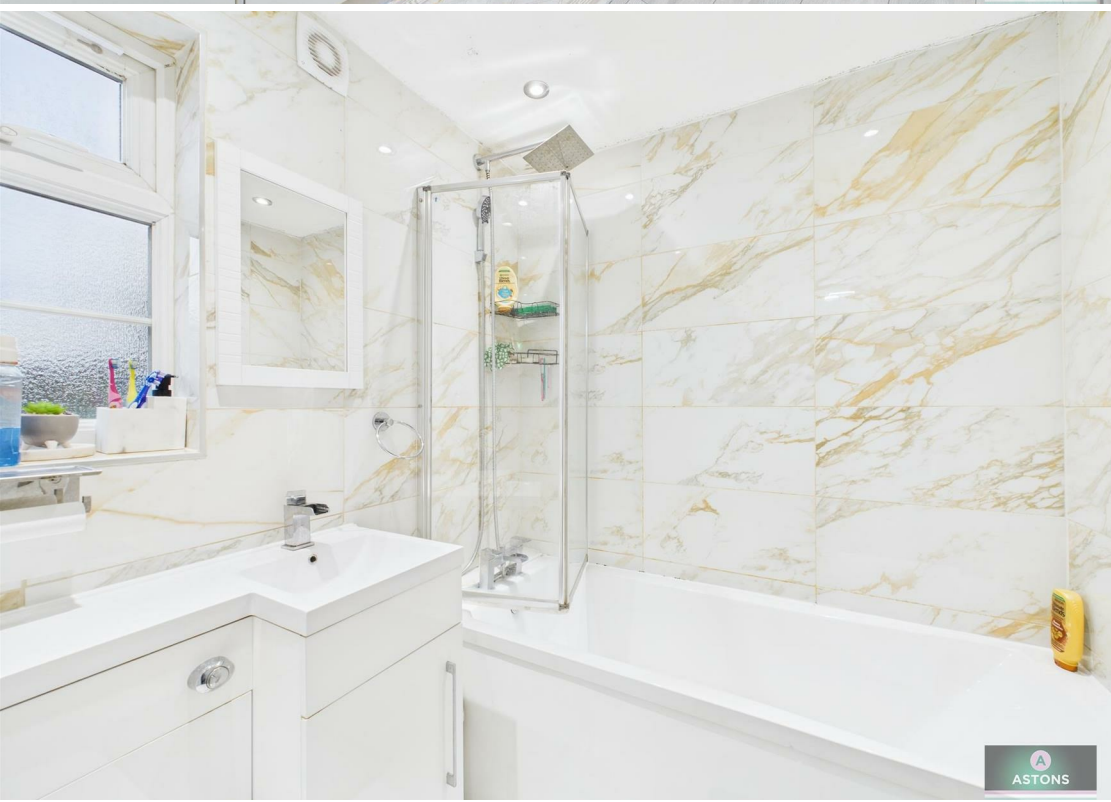
Refitted white suite comprising a panel enclosed bath with a waterfall style mixer tap and shower attachment with a fixed and separate hand held head, hand basin with a vanity unit and mixer tap, wc with a concealed cistern, tiled walls, tiled floor, obscured double glazed window, extractor fan, heated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



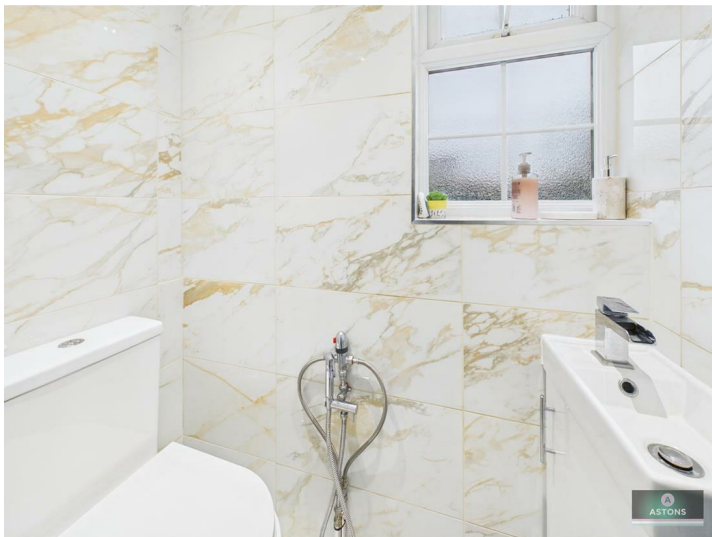
### Separate WC

White suite comprising a wc, hand basin with a mixer tap, obscured double glazed window, tiled walls.









### 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

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### 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.

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Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from

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.

