



ASTONS



Keymer Road
Southgate, West Sussex RH11 8GP

£450,000

Astons are delighted to offer this well presented four bedroom semi detached house to the market. The house is located at the end of a cul de sac within the Southgate area of Crawley. This extended semi-detached house offers a perfect blend of comfort and convenience with an open plan kitchen into dining area; ideal for family life and entertaining. The property further benefits from a a good sized living room, a downstairs cloakroom, replacement gas fired boiler approximately 2 years old, four spacious bedrooms and a family bathroom.

Outside the house offers a lovely south facing garden which enjoys a good degree of seclusion and is the perfect spot to wind down after a day at work. To the front of the house there is a block paved driveway with parking for two to three cars with an EV charging point.

Keymer Road is ideally situated within half a mile of Crawley train station and town centre yet offers a peaceful position. There is easy access to local amenities, schools for all ages, and parks including Goffs Park, making it an excellent choice for families and professionals alike. This semi-detached house presents a wonderful opportunity to create lasting memories in a lovely community. Don't miss the chance to make this charming property your new home.



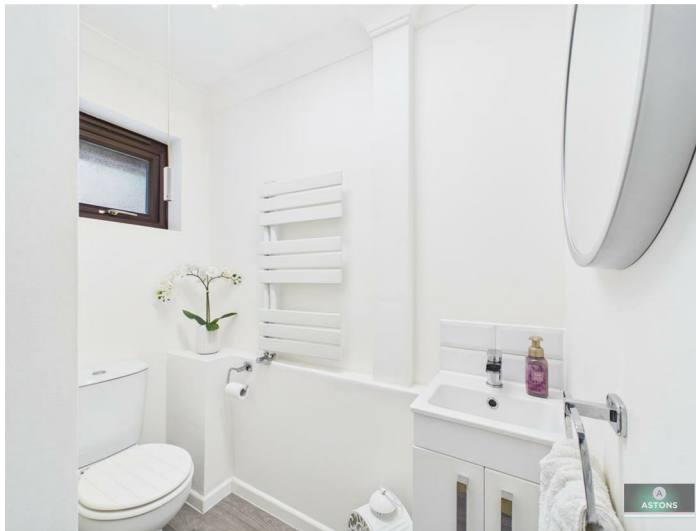
Hallway

Part double glazed front door, wood laminate flooring, radiator, coving, stairs to the first floor, Hive thermostat, doors to:



Downstairs Cloakroom

White suite comprising a wc and hand basin with waterfall style mixer tap and tiled splashback, heated towel rail, obscured double glazed window, wood effect flooring, coving.



Living Room

Double glazed window and French casement doors to the garden, coving, two radiators, under stairs cupboard, glazed double doors to:



Dining Room

Double glazed French casement doors to the garden, wood laminate flooring, radiator, coving, recessed down lighters, open to:

Kitchen

Range of base and eye level units with work surfaces over and matching splashbacks, sink with a mixer tap and drainer, space for a range style cooker with extractor hood above, space for an American style fridge/freezer, dishwasher, washing machine and drinks fridge, two double glazed windows to the front, double glazed Velux window, radiator, laminate flooring, recessed down lighters.



Landing

Radiator, airing cupboard, access to the loft space via a pull down ladder, doors to:

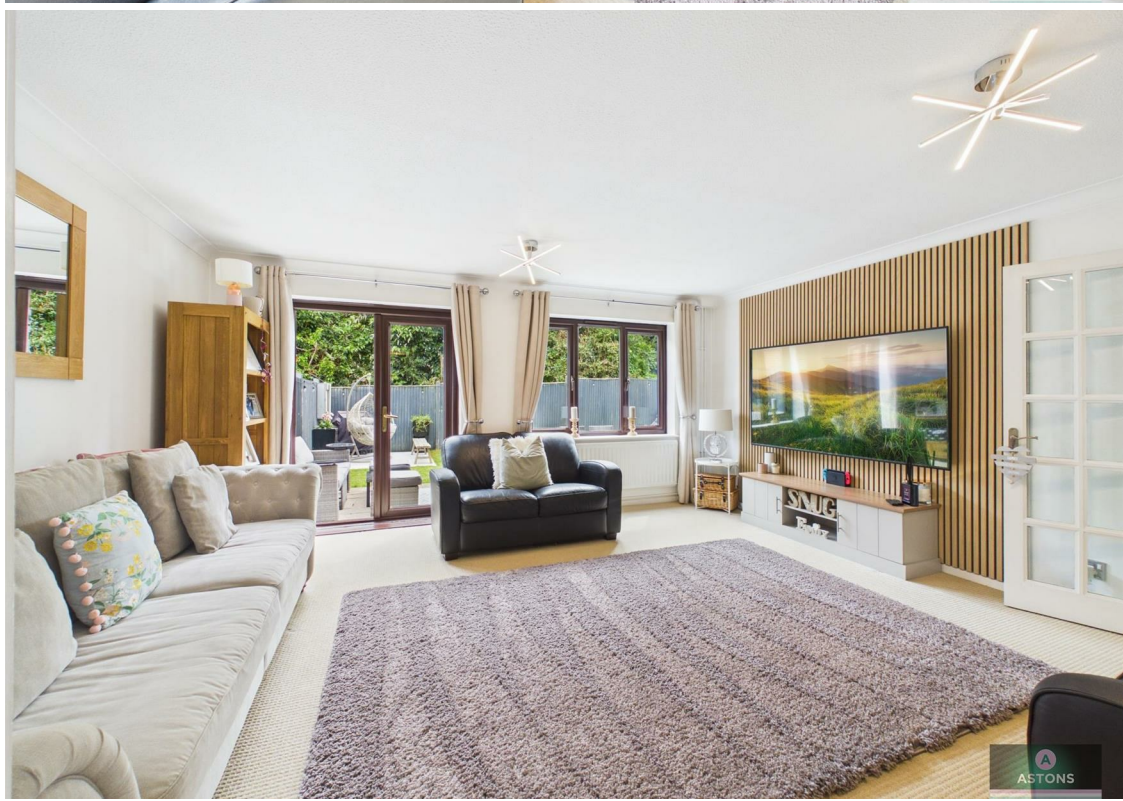
Bedroom One

Double glazed window to the front, radiator, coving, built in wardrobes to one wall.



Bedroom Two

Double glazed windows to the front and rear, radiator.



Bedroom Three

Double glazed window to the rear, radiator, coving.



Bedroom Four

Double glazed window to the rear, radiator, coving.



Bathroom

White suite comprising a panel enclosed bath with a Triton shower unit over, hand basin with a mixer tap and vanity unit

below, wc, part tiled walls, coving, wood effect flooring, heated towel rail, obscured double glazed window, extractor fan.

To The Front

The property is approached via a block paved driveway which offers parking for two to three cars and also has an EV charging point, and leads to the front door with storm porch over. To the side there is a covered side way providing access to the rear garden.

Rear Garden

The garden enjoys a southerly aspect and a good degree of seclusion. It comprises a paved patio area adjacent to the house which leads to a lawned area with fence enclosed borders, further seating area to the rear, storage shed to the side offering access to the front of the property.

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 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.



Approximate total area⁽¹⁾
612 ft²
56.7 m²

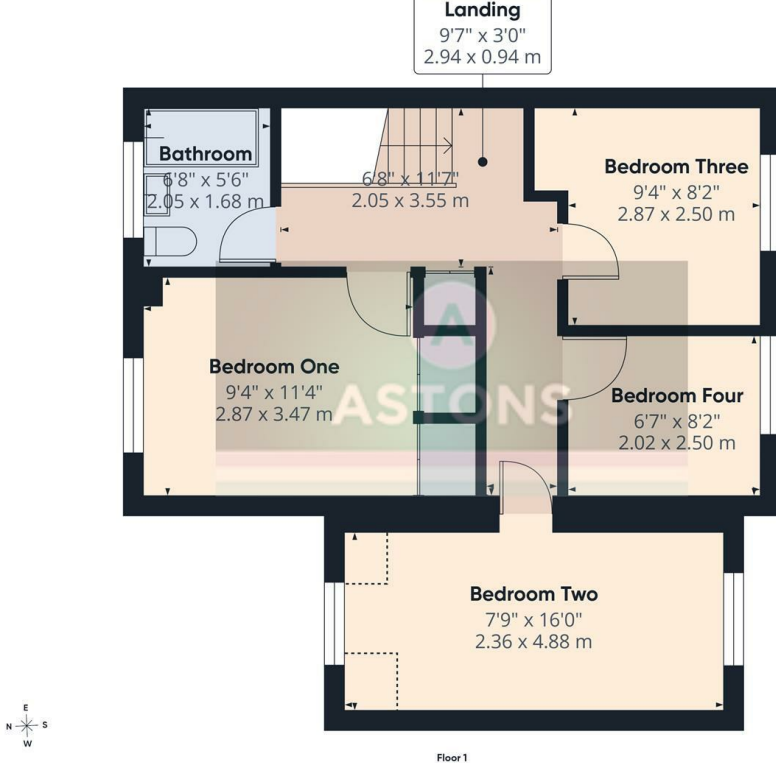
Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
507 ft²
47 m²

Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces.

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A	92-101		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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