



**Taylor
Robinson**



Caburn Court, Southgate West, Crawley, RH11 8ST

Situated in the desirable area of Southgate West, Crawley, this first-floor flat offers a delightful blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

Upon entering, you are welcomed into a bright reception room that provides a perfect space for relaxation or entertaining guests. The modern kitchen has been thoughtfully updated, boasting contemporary fittings and an efficient gas boiler that ensures reliable heating and hot water throughout the year. The flat is further enhanced by double-glazed windows, which not only improve energy efficiency but also create a peaceful living environment.

One of the standout features of this property is its prime location. Situated close to Crawley town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making daily life both convenient and enjoyable. Additionally, the absence of a chain means that this property is ready for immediate occupancy, allowing you to settle in without delay.

This older flat combines character with modern comforts, making it a wonderful opportunity for those looking to establish themselves in a vibrant community. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this lovely flat.

Offers In Excess Of £180,000 Leasehold

Caburn Court, Southgate West, Crawley, RH11 8ST



- No Chain
- Large Living Room
- Close to Buses & Crawley Town Centre
- 2 Bedroom Flat
- Modern Kitchen
- 82 Years remaining on Lease
- Situated on the 1st Floor
- Refitted Gas Boiler & Double Glazed Windows
- Ground Rent £10pa Service Charge £805 pa

Entrance Hall

Living Room

14'3" x 11'9" (4.36 x 3.60)

Kitchen

11'9" x 7'7" (3.59 x 2.32)

Bedroom 1

11'8" x 9'9" (3.56 x 2.99)

Bedroom 2

9'9" x 6'8" (2.99 x 2.04)

Bathroom

Outside

Outside Storage Shed

Communal Gardens

Council Tax Band: B





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC