



## West Street, Southgate, Crawley, RH11 8AN

Nestled in the heart of Crawley, West Street presents a charming terraced house that beautifully combines character with modern living. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. With two well-proportioned bedrooms, it offers ample space for a small family or professionals seeking a comfortable abode.

The house features a modern refitted kitchen, equipped with contemporary appliances and stylish finishes, making it a joy for any home cook. The excellent condition throughout ensures that you can move in with ease, without the need for immediate renovations. The double-glazed windows not only enhance the aesthetic appeal but also provide energy efficiency and a peaceful atmosphere.

Situated within walking distance of Crawley town centre, this property offers the convenience of local shops, restaurants, and amenities right at your doorstep. The older style of the house adds a unique charm, reflecting the rich history of the area while providing the comforts of modern living.

This property is an ideal choice for those looking to enjoy the best of both worlds—character and convenience. Whether you are a first-time buyer or seeking a rental opportunity, 5 West Street is a must-see. Don't miss the chance to make this lovely house your new home.

**£289,950 Freehold**

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- 2 Double Bedrooms
- Modern Kitchen & Bathroom
- Older Style House
- Enclosed Rear Garden
- Well Presented Throughout
- Walking Distance of Crawley Town Centre

### Living Room

10'9" x 10'9" (3.30 x 3.29)

### Dining Room

10'8" x 9'11" (3.27 x 3.04)

### Kitchen

8'2" x 5'7" (2.51 x 1.71)

### Stairs to first floor Landing

### Bedroom 1

10'10" x 10'9" (3.32 x 3.28)

### Bedroom 2

9'11" x 7'6" (3.03 x 2.31)

### Bathroom

### Outside

### Rear Garden

## 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 firm's 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC