



Argyll Court, Southgate
£475,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

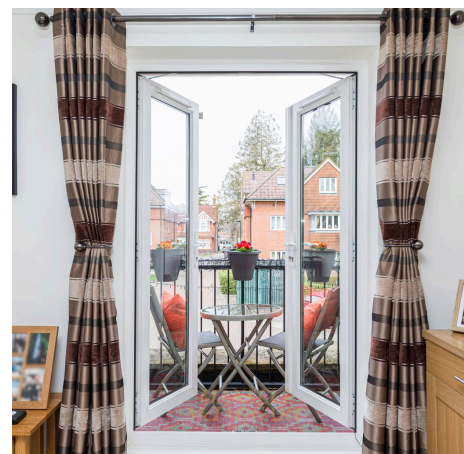




- Modern Town House in an exclusive gated development
- Short walk to Crawley town centre and station
- Spacious kitchen/dining room and separate utility room
- Conservatory with pleasant views over rear garden
- First floor living room with balcony to front aspect
- Three double bedrooms with en-suite to principal bedroom
- Driveway parking leading to a single garage to front and secluded rear garden
- Council Tax Band 'D' and EPC 'C'

Situated within an exclusive gated development, this highly desirable modern town house offers luxurious living in a prime location close to the town centre and station. With three double bedrooms, an en-suite shower room and a private south facing rear garden, this impeccably presented property boasts a wealth of features throughout, making it a truly exceptional offering on the market.

Upon entering, you are greeted by a welcoming hallway with stairs leading to the first floor, alongside ample space for shoes and coats. On your left, an internal door leads to the garage, presenting the possibility for conversion subject to necessary consents and a useful cloakroom. The ground floor unfolds to reveal a spacious kitchen/dining room, complete with integrated appliances and a convenient pantry cupboard tucked beneath the stairs. A useful utility room offers additional work top and storage space. Finally, there is a uPVC conservatory with a pitched roof made of glass with French doors opening out on to the south facing rear garden.



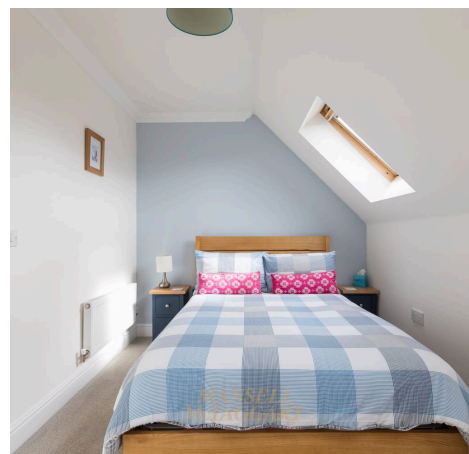


Ascending to the first floor, the bright and airy living room is of a generous size, featuring a window to the front aspect and French doors opening to a balcony, offering an inviting space for relaxation or a morning coffee.

The principal bedroom on this level impresses with its generous proportions, alongside built-in wardrobes and a modern en-suite shower room for added convenience.

Moving to the second floor, a well-appointed bathroom serves two sizeable double bedrooms, one of which houses the airing cupboard. The bathroom itself is elegantly fitted with a white suite, comprising a 'P' shaped bath with shower unit over, low-level WC, wash hand basin, and towel warmer.

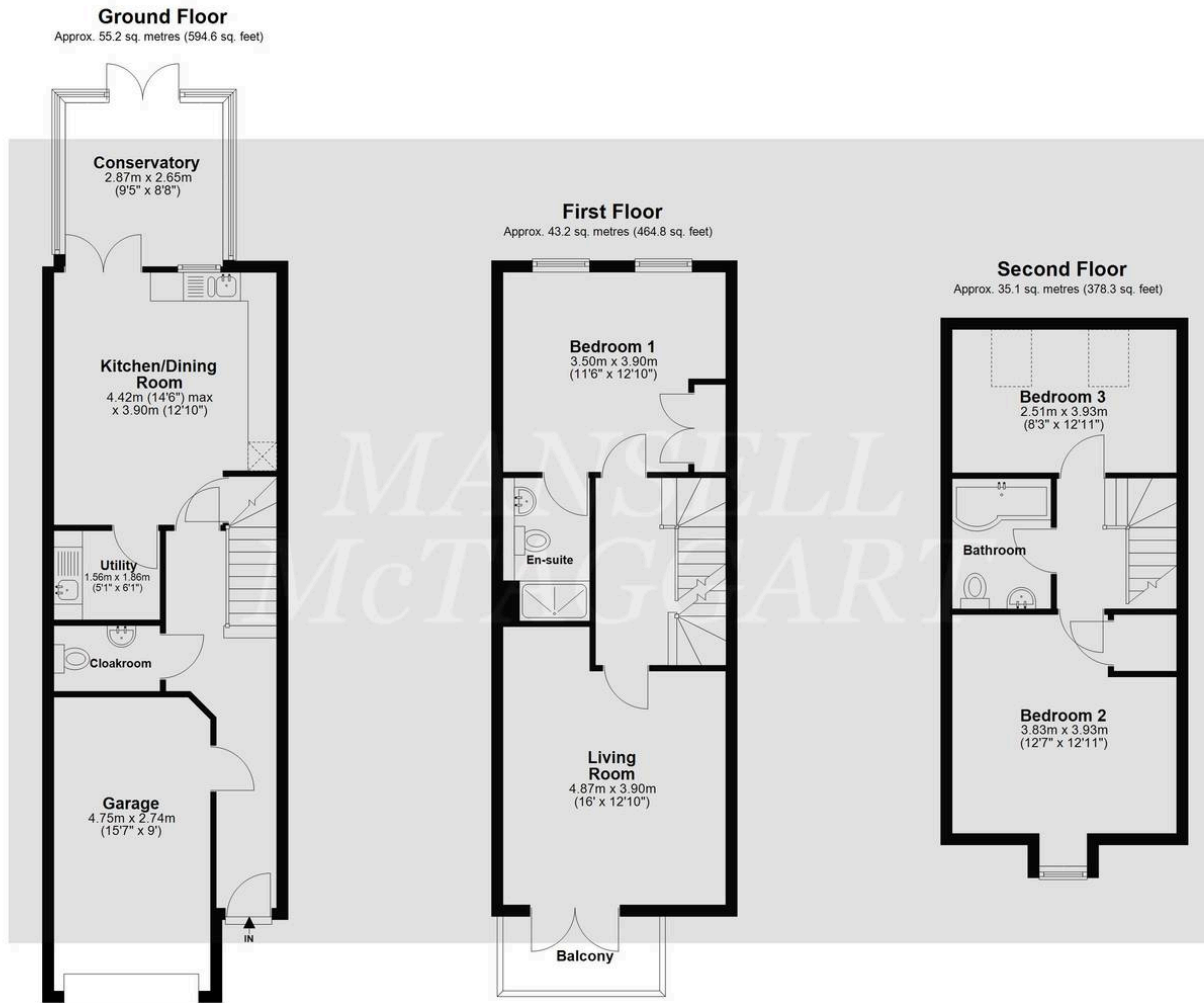
Externally, the property benefits from a driveway providing off-road parking for one car leading to a single garage with ample storage space. The south-facing secluded rear garden provides a peaceful retreat, featuring a lawned area, patio, and planted borders, perfect for outdoor enjoyment. In addition, there is gated rear access for bins/bikes/dogs etc.



Viewing is highly recommended to fully appreciate the quality and lifestyle this property has to offer.

Agents Note:-

There is an annual Service Charge of £450.00



Total area: approx. 133.6 sq. metres (1437.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.