



West Street, Southgate

In Excess of £375,000

**MANSELL
McTAGGART**
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- Semi-detached Victorian home
- Two double bedrooms
- Character features throughout
- Presented in great condition
- Scope for further expansion (STPP)
- South facing rear garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' & EPC 'D'

A wonderful opportunity to acquire a spacious two double bedroom semi-detached Victorian home, occupying a south facing rear garden, close to Crawley town centre and mainline railway station.

Upon entering the property, you have access to both the living room and dining room with stairs taking you to the first floor.

On your left and situated at the front of the property is the living room with a large bay window allowing plenty of natural light and a cast iron fireplace creating a focal point within the room.

To the right of the stairs is the dining room providing generous space to comfortably hold a six-seater dining table and chairs with a useful understairs storage cupboard. This gives direct access to the kitchen making it an excellent social room.





The kitchen is fitted in a galley style with a range of attractive wall and base units incorporating white coloured cupboards and drawers with solid oak wooden work tops over, integrated oven with hob and extractor hood over and space for freestanding fridge/freezer.

Completing the downstairs living is the utility room/water closet, with space for a washing machine and drying and a low-level w/c, sink basin and window to the rear.

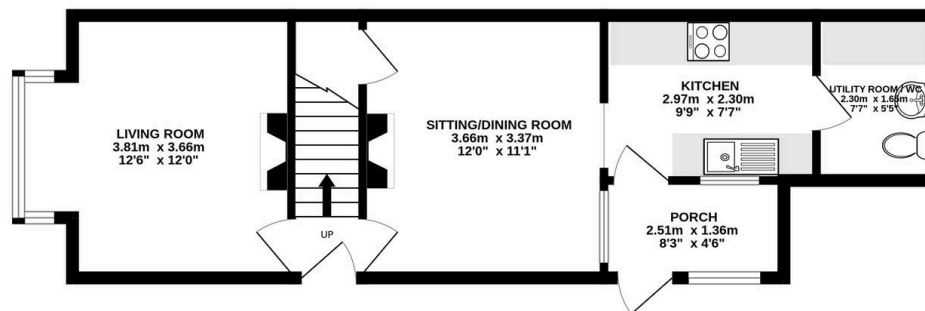
Stairs from the entrance hallway take you to the first-floor landing, giving access to both bedrooms and family bathroom. To the front of the property is the master bedroom, a large double room overlooking the front of the property with built in storage. Bedroom two is another double room overlooking the rear aspect.

Finally, at the end of the landing is a very spacious family bathroom which is fitted in a white suite comprising of a bath with mixed taps, low level WC, pedestal wash hand basin and separate corner shower unit.

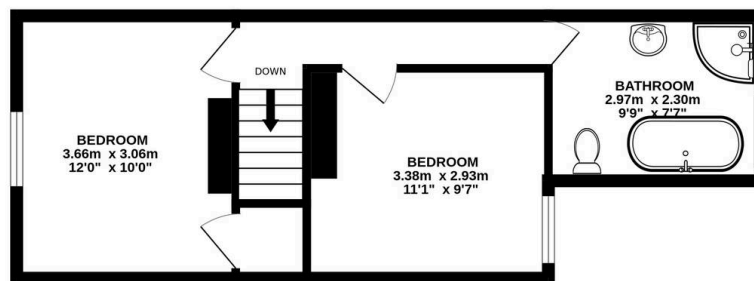
Heading outside the property via the rear porch, this takes you to the private south facing rear garden which occupies a generous plot, all enclosed by wooden panel fencing.



GROUND FLOOR
41.9 sq.m. (451 sq.ft.) approx.



1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 75.0 sq.m. (807 sq.ft.) approx.
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