



Cedar Lodge, Brighton Road, Southgate, Crawley, RH11 8TZ

£80,000

Platinum Estates are pleased to offer to the market this spacious One Bedroom 2nd Floor Retirement Flat in the highly desirable area of Southgate. The property in brief comprises of: a spacious 15'6 Lounge with Bay Window, 7'6 Well-laid-out Fitted Kitchen, 10'10 Master Bedroom with built in triple wardrobes and Bathroom Suite. The property benefits from a SHORT walk to the Town Centre, Double Glazing, Storage Heaters and a 24 hour House Manager, Communal Parking, Laundry Room, Lounge and Gardens.

The property is currently rented out on an AST receiving £550pcm.

- **1 Bedroom (10'10) Retirement Property with a Brilliant, Well-Maintained Communal Rear Garden**
- **Spacious 15'6 Lounge with Double Glazed Bay Window Feature**
- **Well-laid out Kitchen**
- **SHORT walking distance from the Town Centre**
- **Communal Parking**



Bedroom 2

Lift or Stairs to 2nd Floor, door entry phone system allows entry to the entrance hall

Entrance Hall

Door to hall, airing cupboard, alarm, storage cupboard, entry phone and storage heater

Lounge 15'6 x 9'11

Double glazed bay window to the front, storage heater, alarm cord, T.V and Telephone point



Kitchen 7'6 x 6'5

Wall, base and draw units, stainless steel sink and drainer, space for Cooker and Fridge Freezer, Splash Back Tiles and Extractor fan.



Bedroom 1 10'10 x 9'44

Double glazed window to the front, fitted wardrobes divided into 3 and storage heater.



The Property Misdescription's ACT 1991. While we endeavour to make our details accurate, we have not tested any equipment or appliance and therefore we can not verify the particular herein. Room sizes are approximate and should be independently verified. We have not had sight of legal documents and buyers are advised to obtain their own reports from Solicitors and Surveyors before finalizing an offer to buy. Journeys should not be undertaken to view a property without making an appointment to view before hand.



Bathroom

Bath, pedestal wash hand basin, closed coupled W/C, splash back tiles, extractor fan and a wall heater.

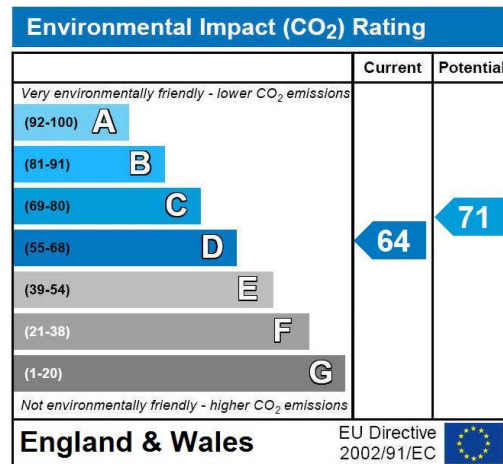
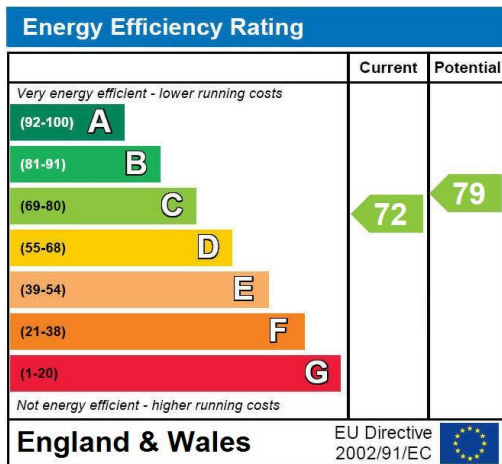


Rear Garden

Communal garden and communal drying area.

Property Ref: ABC1000651

Energy Performance Certificates



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