



Guide Price **£775,000- £825,000**

Freehold

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Malthouse Road, Southgate, Crawley RH10 6BH

 6  2  3  Y  Y  0.2 Miles



Moore & Partners

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Built in 1904 is this stunning halls adjoining six bedroom house located just 0.2 Miles from Crawley Train Station. This property has been re-modelled and sympathetically re-furbished with original period features. Property also boast a one-bedroom annex.

This substantial and superbly presented six-bedroom period property is located within Southgate with excellent access to Crawley train station, Gatwick Airport, M23 north and south bound, several excellent schools and a range of local amenities. The property has been re-modelled and re-furbished to a high-end finish and is in excellent condition throughout. The flexible living space makes an ideal family home for those needing to be close to multiple transport links, whilst being in a much sought after and convenient location. The property also features a lovely rear garden, an excellent level of décor throughout, a part converted loft with the potential for another two bedrooms and bathroom, detached one-bedroom annex and a garage and driveway for two cars.

On entering the property, you walk immediately into the spacious entrance hall with wooden stairs case to first floor. Within the entrance hall you will find solid Mahogany wooden flooring, feature high ceilings and period doors providing access to the lounge/dining room and kitchen/breakfast room. The family lounge is located at the front of the property and benefits from plenty of natural light from the two front aspect windows. A beautiful focal point to this room is the cast iron open fire place with solid Oak surround and Granit hearth which surrounded by solid oak flooring and feature high ceilings with original cornice coving. Moving along the entrance hall the next door to your left is the dining room which also boasts cast iron open fire place with period inset tiling solid oak surround and hearth under. Within the dining room is a single double-glazed door with inset glazed panels surround which are in keeping with the original door design. To the rear of the property is the superb kitchen/breakfast room which is the beating heart of this property. Fitted with a generous range of white base and eye level units which are complimented with Granite work tops surround all set on solid oak wooden flooring. An exposed brick recess has been built within the kitchen to cater for the Range Cooker and brings a lovely focal point to the room. Within the kitchen there is space for 8/12-seater table and chairs. From the kitchen there are two doors that provide direct access into the rear garden. To the rear of the kitchen is the utility room with door into the W/C and adjacent is the walk-in larder.

The first-floor landing provides access to the three of the first-floor bedroom whilst a further raised landing provides access to the other two bedrooms. The master bedroom suite is located off of the raised landing area. The impressive master bedroom provides plentiful space for a super king size bed with generous additional floor space for free standing bedroom furniture. In keeping with the period features there is a stunning cast iron open fire with inset period tiling and solid oak surround. The two front aspect windows provide plenty of natural light whilst the high ceilings with the period coving make this room feel spacious and innkeeping with the period of the property. Bedroom two is a very generous double bedroom. Bedroom three is also another generous double bedroom with the added benefit of an en-suite shower room. Bedroom four and five are decent sized singles. the family bathroom has been re fitted with a beautiful three-piece white suite set against part tiled walls and tiled flooring with a wall mounted heated towel rail. From the first-floor landing access is provided into the loft area which has been partly converted with the necessary planning consent. The loft space is amazing and could provide up to three additional bedrooms and a sizable bathroom.

To the outside is the detached garage and one-bedroom Annex accommodation. The one-bedroom accommodation is currently being let on an Airbnb basis. However, the garage part of the building has Planning Permission to be converted into a full one-bedroom annex with living and kitchen space.

The rear garden is a real feature to the property. To the rear of the property is an extended patio seating area which leads onto an area of level lawn which is enclosed with panelled fencing and some mature trees. The garden offers a good degree of privacy and seclusion.



Room Details

Ground Floor

Entrance Hall	7.57m x 2.11m (24'10" x 6'11")
Family Lounge	5.17m x 4.27m (16'12" x 14'0")
Dining Room	4.85m x 4.30m (15'11" x 14'1")
Kitchen/ Breakfast Room	7.22m x 3.71m (23'8" x 12'2")
Utility Room	1.65m x 1.43m (5'5" x 4'8")
Separate W/C	
Walk in Larder	1.62m x 1.03m (5'4" x 3'5")

First Floor

Master Bedroom	4.30m x 3.94m (14'1" x 12'11")
Bedroom Two	4.23m x 4.27m (13'11" x 14'0")
Bedroom Three	4.36m x 3.63m (14'4" x 11'11")
En-Suite Shower Room	
Bedroom Four	2.51m x 2.44m (8'3" x 8'0")
Bedroom Five	2.12m x 2.70m (6'11" x 8'10")
Family Bathroom	2.59m x 1.82m (8'6" x 5'12")

Second Floor

Part Converted Loft	
Bedroom Area	6.68m x 5.59m (21'11" x 18'4")
Bathroom Area	4.75m x 3.28m (15'7" x 10'9")

Outside

Detached One Bedroom Accommodation	
Detached Garage	5.29m x 3.56m (17'4" x 11'8")
Rear Garden	
Driveway for Two Cars	



Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

