

Parish House, 14-16 Perryfield Road, Southgate

Guide Price £220,000 - £230,000

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- Located in a sought after road within Southgate
- Short walk to both Crawley town centre and station
- Ground floor flat
- Open plan living/dining room with two windows to front aspect
- Two bedrooms
- Allocated parking space
- Over 900 years remaining on the lease
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

Set within a highly sought after road in Southgate, this well-presented, two bedroom ground floor flat offers an inviting and practical living space, ideal for first-time buyers, commuters, or those seeking a comfortable downsize. Benefits also include an allocated parking space and over 900 years remaining on the lease.

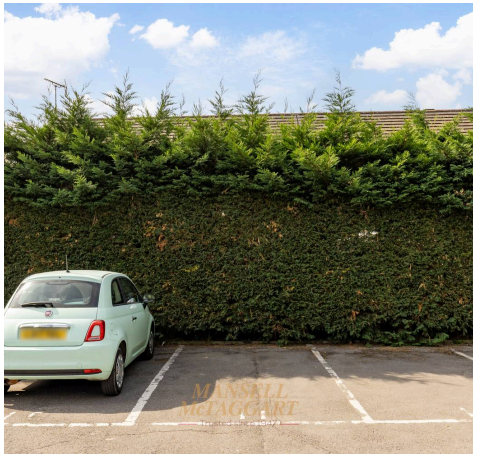
The property enjoys a superb location, just a short walk from Crawley town centre and the mainline station, providing excellent convenience for every-day amenities and transport links.

A secure entry system allows access into the building and upon entering the flat, you are welcomed by a spacious hallway featuring a useful storage cupboard and access to all rooms.

The living and dining room is bright and airy, enhanced by two large windows to the front aspect, and offers ample space for a small dining table and chairs, as well as sofas and additional furnishings to create a relaxing and sociable environment.









The adjacent kitchen is finished in a stylish white gloss, equipped with an integrated oven, ceramic hob, and extractor over, with space for further white goods, and benefits from a recently replaced boiler (complete with warranty) neatly mounted on the wall.

The main bedroom is a generous double room, also enjoying two windows to the front aspect, providing plenty of natural light and space for bedroom furniture. The second bedroom is a spacious single or a small double, with a window to the side, making it ideal for guests, a home office, or a nursery.

The bathroom is fitted with a white suite, comprising a panel enclosed bath with wall mounted shower unit and glass screen, pedestal wash hand basin, WC, and a separate shower cubicle (currently not in working condition), offering flexibility for future updates.

Throughout the property, double glazed windows and gas central heating ensure comfort and efficiency year round. With over 900 years remaining on the lease, this flat represents a secure and attractive long-term investment, combining practical features with a welcoming atmosphere in a prime Southgate location.

Lease Details

Length of Lease: 962 years remaining (2026)

Annual Service Charge – £1,388

Service Charge Review Period – July 2027

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Ground Floor

Approx. 59.9 sq. metres (644.5 sq. feet)



Total area: approx. 59.9 sq. metres (644.5 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.

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