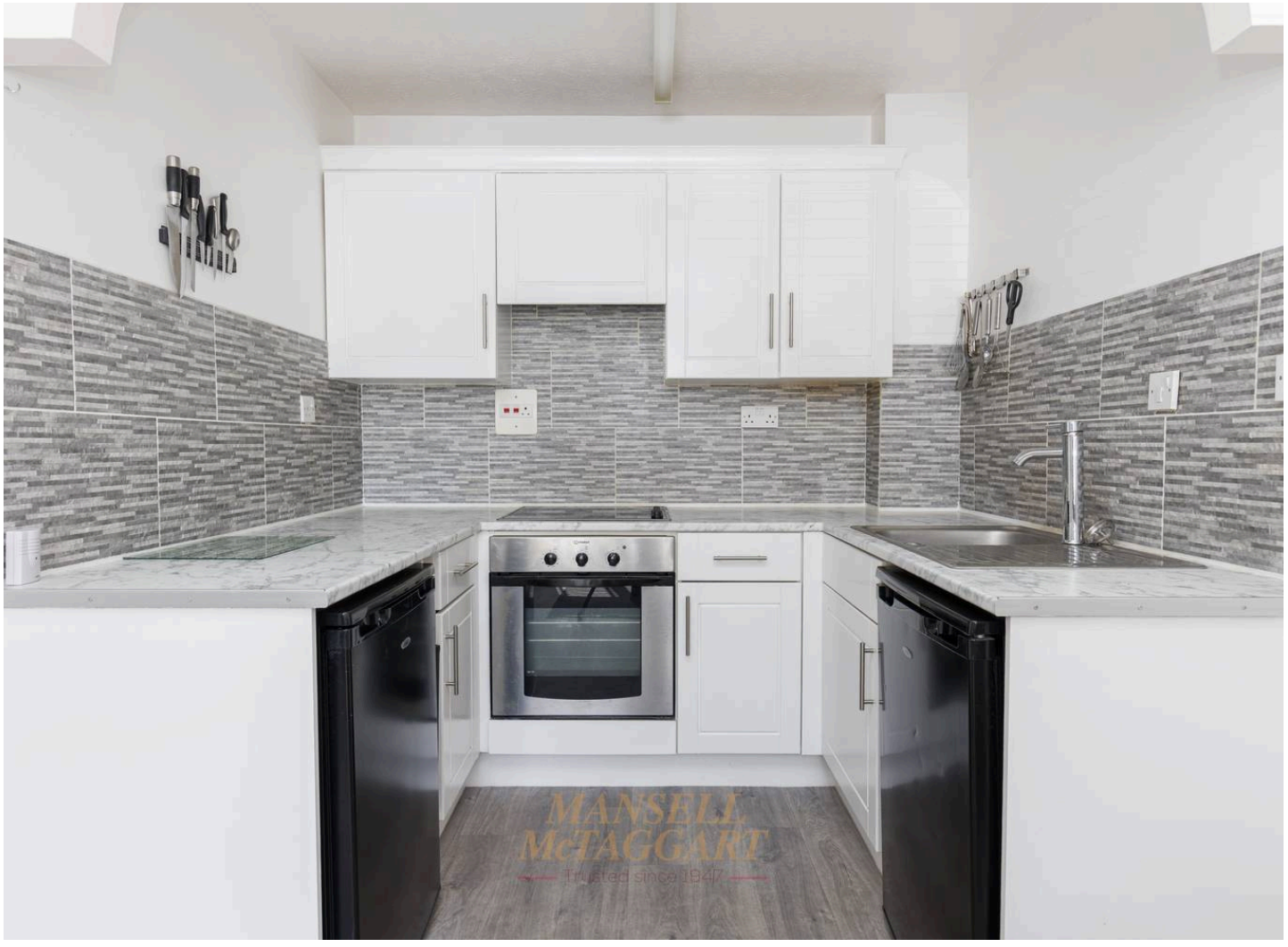


Cedar Lodge, Brighton Road, Southgate

£95,000

MANSELL McTAGGART
Trusted since 1947









- One bedroom
- Ground floor retirement flat
- Over 55s
- Bright open-plan living space
- Modern fitted kitchen with freestanding appliances
- Well-maintained communal grounds with gazebo and rose garden
- Excellent communal facilities including lounges, laundry room & Estate Manager
- Residents parking available
- NO ONWARD CHAIN
- Council Tax Band 'B' and EPC 'C'

This generously proportioned and well-presented one-bedroom ground floor retirement apartment, available to those aged 55 and over, is ideally situated within walking distance of Crawley town centre. A secure electronic fob entry system provides access to the communal entrance, with both stairs and lift serving all floors.

Upon entering the apartment, a welcoming hallway provides access to the shower room, bedroom, and open-plan living area with kitchen. There are two useful storage cupboards located in the hallway, one of which houses the water heater.

The open-plan living area is bright and spacious, offering ample room for both a lounge suite and a dining table with chairs. Rear-facing windows provide a pleasant outlook over the well-maintained communal grounds.

The kitchen is fitted with an attractive range of wall and base units, complemented by worktops incorporating a stainless-steel sink and drainer. Integrated appliances include a single oven and hob with extractor fan over, space for undercounter fridge and freezer.









The bedroom is a generously sized double room featuring a bay window overlooking the communal grounds. Built-in wardrobes span one wall, providing excellent storage.

The shower room is fitted with a modern suite comprising a walk-in shower, low-level WC, and wash hand basin.

Additional facilities include an Estate Manager's office and a communal laundry room, both located on the ground floor. Residents also benefit from two communal lounge areas—one on the first floor, often used for shared meals and social gatherings, and another on the second floor. The development fosters a strong sense of community, with regular social events.

The well-maintained communal grounds feature a gazebo for residents' use, along with a rose garden and seating area. Off-street parking is available for residents.

The property is offered to the market with no onward chain, and probate has already been granted.

Lease Details

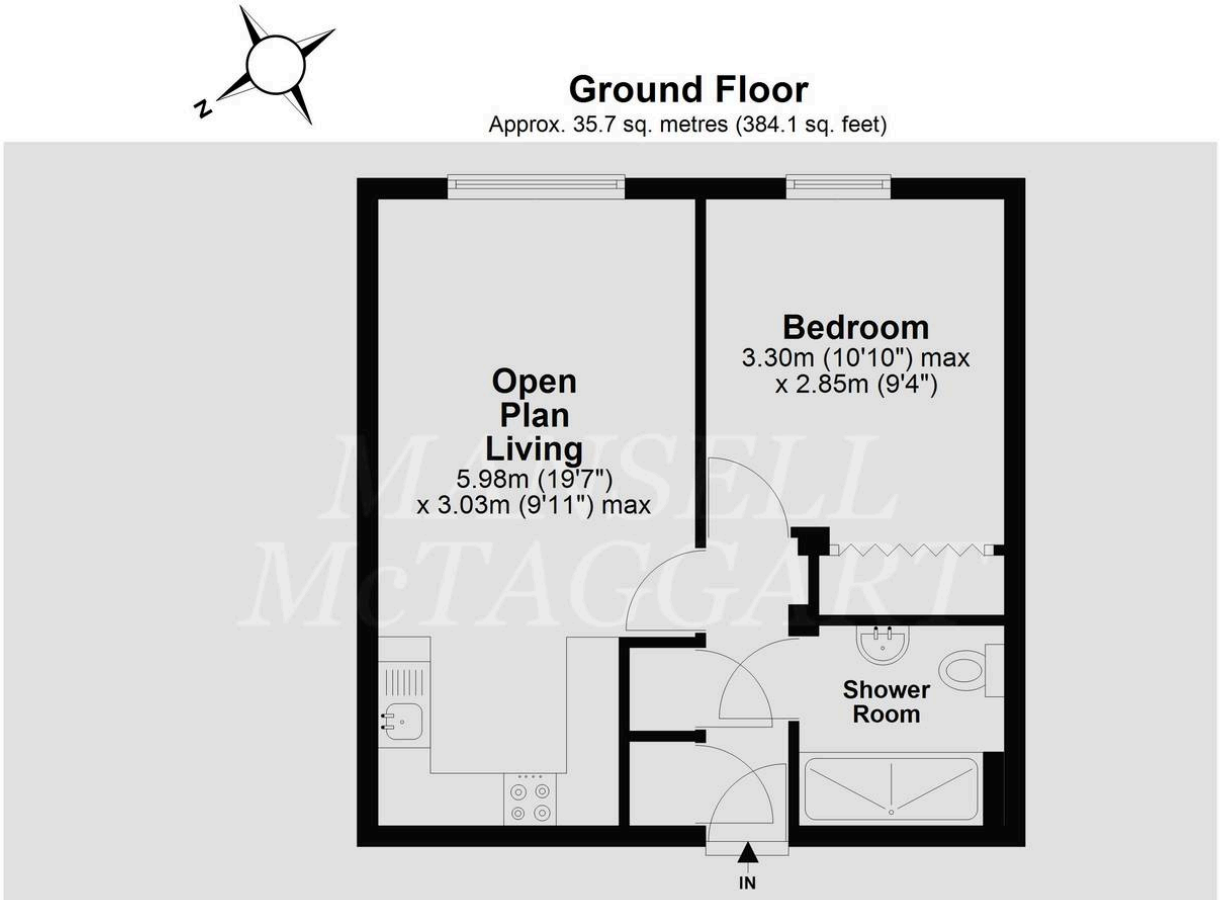
Length of Lease: 85 years remaining (2026)

Annual Service Charge – £3,840.36 - the expected service charge for 2027/2028 is £3,180 per annum

Service Charge Review Period – April

Annual Ground Rent - £75

Lease details have been taken from a property currently being marketed. This information should be confirmed by your solicitor.



Total area: approx. 35.7 sq. metres (384.1 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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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.