



**St. Augustine Road  
Southgate, West Sussex RH11 8GA**

# **Guide Price £400,000**

\*\*\*Guide price £400,000- £425,000\*\*\*

Astons are delighted to offer this four bedroom link-detached house built by Bellway Homes in 2011 to the popular "Austen" designs which is situated in Southgate. The accommodation includes an entrance hall, downstairs cloakroom, 16ft lounge, fitted kitchen with integrated appliances, dining room, four bedrooms, with an en-suite to the master, and a family bathroom. The property further benefits from Upvc double glazing, gas heating to radiators, fully enclosed rear garden with gated side access, driveway and garage.



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### Entrance Hallway

Wood effect flooring, radiator, Upvc double glazed window to side aspect, stairs to first floor landing, large understairs storage cupboard, doors to

### Downstairs Cloakroom



White suite comprising close coupled w.c, wash hand basin with pedestal, radiator

### Lounge

16'6 x 13'7 (5.03m x 4.14m)



Wood effect flooring, Upvc double glazed window, pair Upvc double glazed french casement doors to rear garden, radiator

### Kitchen

9'6 x 9'0 (2.90m x 2.74m)



Fitted with units at base and eye level, rolltopped work surfaces, single drainer sink unit, built-in oven, gas hob with extractor hood, integrated dishwasher, integrated washing machine, integrated fridge/freezer, wood effect flooring, through to

### Dining Room

13'2 x 10'9 (4.01m x 3.28m)



Upvc double glazed bay window, radiator, wood effect flooring

### Landing

Access to loft space, airing cupboard, doors to

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## Bedroom One

13'0 x 10'9 (3.96m x 3.28m)



Fitted wardrobes, Upvc double glazed window, radiator, door to

## Bedroom Three

13'9 x 8'10 (4.19m x 2.69m)



Upvc double glazed window, radiator

## En-Suite Shower Room



White suite comprising shower enclosure, wash hand basin, close coupled w.c, part tiled walls, Upvc double glazed window

## Bedroom Four

9'9 x 7'4 (2.97m x 2.24m)



Upvc double glazed window, radiator

## Bedroom Two

17'2 x 8'6 (5.23m x 2.59m)



Upvc dormer window to front, Upvc double glazed window, radiator

## Bathroom



White suite comprising panel enclosed bath, close coupled w.c, wash hand basin, part tiled walls, Upvc double glazed window



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### To The Front

Fully enclosed by railings and gated access leading to a lawned area, blockpaved driveway leading to

### Garage

With electric up and over door, power and light, work surface to the rear with inset sink, space below for a washing machine, hot and cold taps to the front of the garage

### Rear Garden



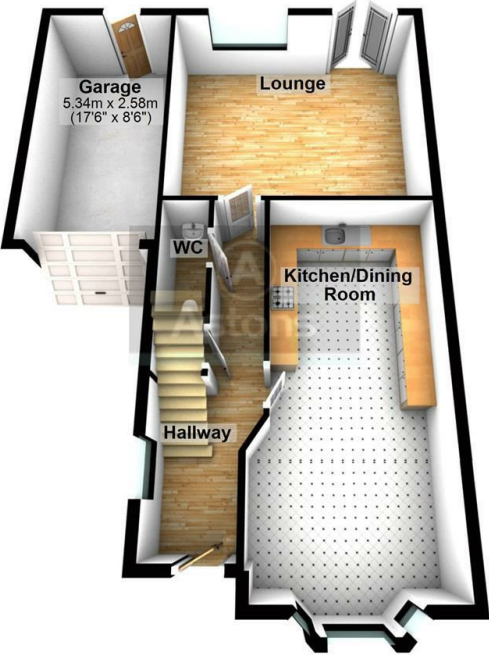
The garden is attractively landscaped and is fully enclosed by timber fencing with gated access to rear garden, laid to lawn with decking area, shed and feature borders containing plants and shrubs.

### Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.



Ground Floor

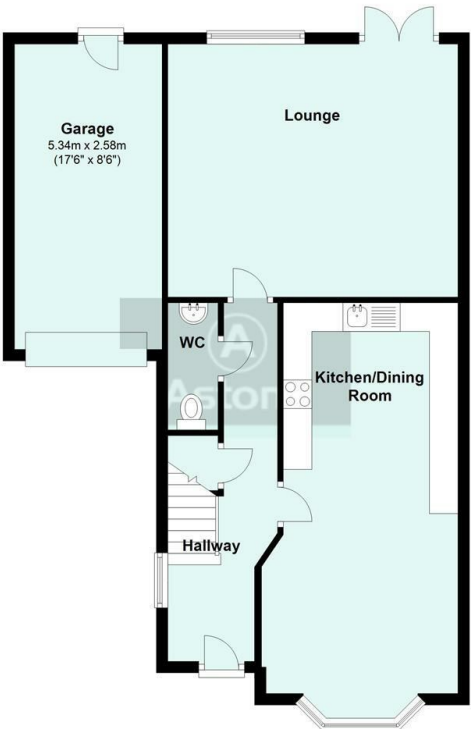


First Floor

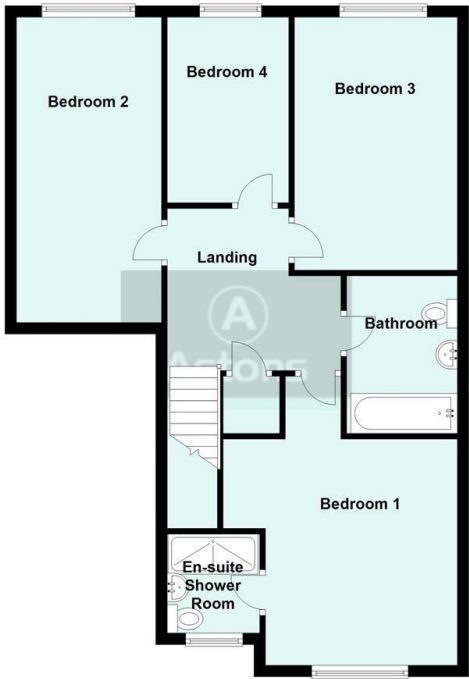


Floor Shapes and Sizes are not exact and merely an indication of layout  
Plan produced using PlanUp.

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		80	81
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