



Firle Close
Crawley, West Sussex RH10 8HW

£345,000

Astons are delighted to offer this charming semi-detached house to the market, which is located in the sought-after area of Northgate, Crawley. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms and two bathrooms, there is ample space for a small family or guests to stay comfortably.

One of the standout features of this property is the parking space available for two vehicles, including a garage located to the side of the house. Additionally, there is scope to create even more parking if needed, with a pull in to the rear of the garden, making it convenient for those with multiple vehicles or visitors.

Situated on a good-sized plot, this house offers plenty of potential for those looking to put their own stamp on a property. While it requires updating, the opportunity to extend the property provides endless possibilities to create your dream home.

The extended downstairs accommodation adds to the appeal of this property, offering extra living space for a growing family or those who enjoy having separate areas for different activities.

Don't miss out on the chance to own a property with such great potential in a desirable location. Contact us today to arrange a viewing and envision the possibilities that Firls Close has to offer.



Hallway

Obscured double glazed front door, under stairs cupboard, radiator, stairs to the first floor, coving, doors to:

Lounge

Double glazed window to the rear, two radiators, coving, electric fire, archway to:

Dining Room

Double glazed window to the rear, double glazed patio doors to the garden, radiator, coving.

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel eye level double oven, inset hob, space for a fridge, extractor fan, double glazed window to the front, window to the side, part glazed door to covered sideway.

Garden Room

Part glazed door to the front, windows to the rear, door to the garden, sliding door to:

Utility Room

Work surface to one side with space below for a washing machine and tumble dryer, further space for a fridge/freezer, fitted eye level units, window to the side.

Downstairs Cloakroom

WC, hand basin with tiled splash backs, wall mounted electric heater, obscured window, extractor fan.

Landing

Two double glazed windows to the front, access to the loft space via a pull down ladder, storage cupboards, airing cupboard, coving, doors to:

Bedroom One

Double glazed window to the rear, radiator, coving, fitted wardrobes and units.

Bedroom Two

Double glazed window to the rear, radiator, coving, fitted wardrobes and units.

Separate WC

White wc, radiator, obscured glazed window.

Bathroom

Suite comprising a panel enclosed bath with a mixer tap and separate Triton shower unit, pedestal hand basin with a mixer tap, tiled walls, heated towel rail, obscured double glazed window.

To The Front

Walled and gated boundary with a path to the front door and garden area to the side.

Garage

With an up and over door, power and light, personal door to the garden



Rear Garden

Comprising a crazy paved patio to the side and rear of the house leading to two artificial lawned areas, further patio to the rear, large plant and shrub border, fence enclosed, greenhouse to the rear, wooden shed, side access gate.



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.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

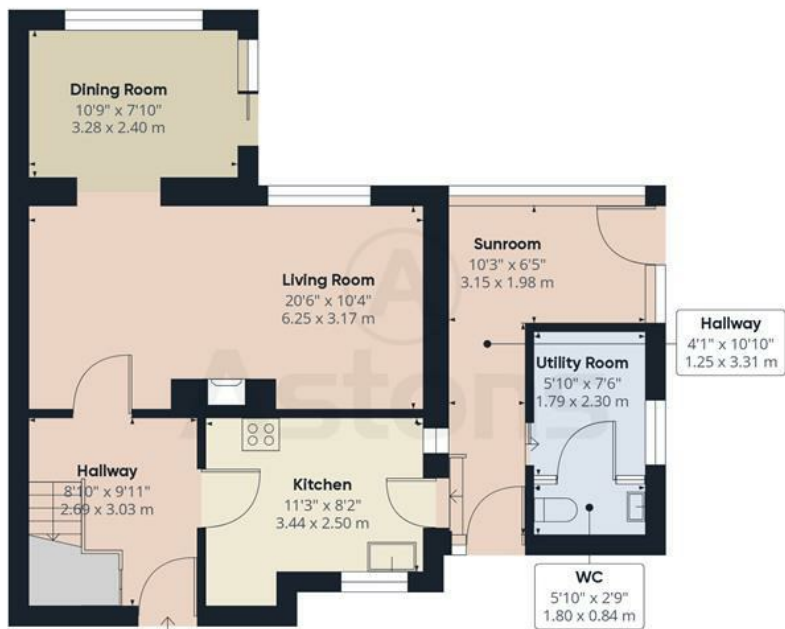
Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

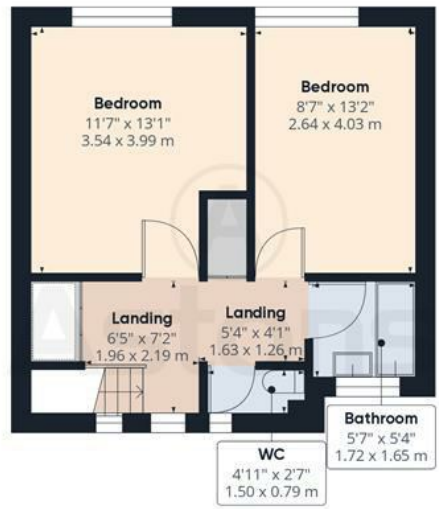
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area¹⁾
1176.25 ft²
109.28 m²

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	