



Windmill Court  
West Green, West Sussex RH10 8NA

**£350,000**

Astons are pleased to offer this refurbished and well presented three bedroom end of terrace house ,which is situated within the popular West Green area close to Crawley town centre and amenities, to the market. The property has been extensively improved by the current owners of the property and now benefits from a refitted kitchen/dining room with modern units and feature display cabinets and a refitted modern shower room. The house also offers a good sized lounge, three bedrooms, front and rear gardens and an allocated parking space plus further communal parking spaces.



### Hallway

Part obscured double glazed front door, tiled floor, radiator, coving, stairs to the first floor, door to:



### Lounge

Double glazed window to the front, radiator, under stairs cupboard, wood flooring, coving.

### Kitchen/Dining Room

Refitted range of base and eye level units with solid wood work surfaces over, under unit and plinth lighting and panelled splash backs, inset one and a half bowl sink unit with a mixer tap, built in eye level stainless steel oven with integrated microwave above, gas hob with extractor hood above, integrated dishwasher, space for an American style fridge/freezer and washing machine, wood flooring, double glazed window and door to the rear, unit housing replacement gas fired boiler, recessed down lighters, glazed and illuminated display unit.

### Landing

Access to the loft space via a pull down ladder, cupboard, coving, wood flooring, doors to:

### Bedroom One

Double glazed window to the front, radiator, wood flooring, built in wardrobe, coving.



### Bedroom Two

Double glazed window to the front, wood flooring, radiator, coving.



### Shower Room

Refitted white suite comprising a corner shower cubicle with a mixer shower unit with fixed and hand held heads, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, tiled floor, double glazed obscured window, recessed display shelves, recessed down lighters, heated towel rail, extractor fan.

### To The Front

Pathway leading to the front door with garden area to the side.

### Rear Garden

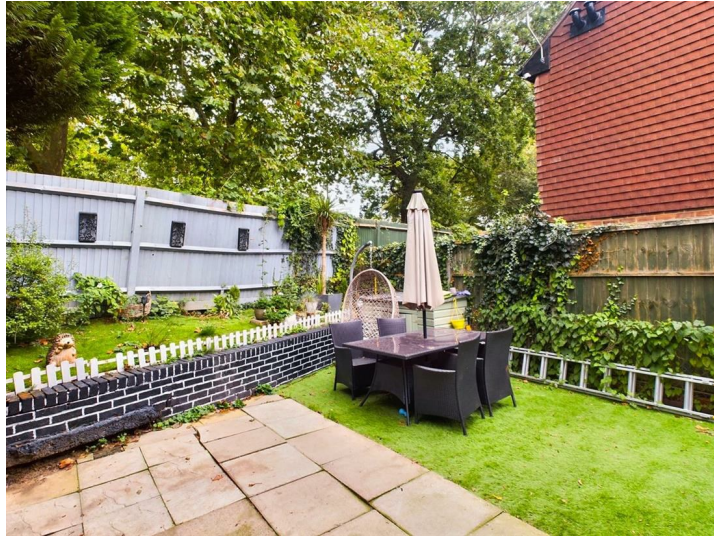
Paved patio area adjacent to the house with artificial lawned areas and raised area to the rear, side access gate, fence enclosed.



### Bedroom Three

Double glazed window to the front, radiator, coving.





### Parking

There is an allocated parking space located in a parking area nearby.

### 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.



Approximate total area<sup>1)</sup>  
375.34 ft<sup>2</sup>  
34.87 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
GIRAFFE 360

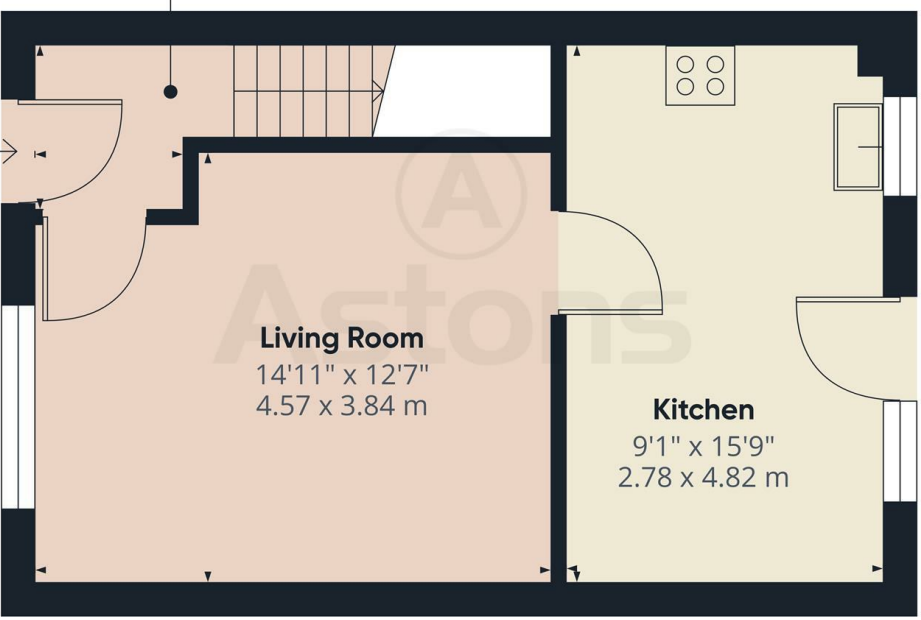


Approximate total area<sup>1)</sup>  
343.37 ft<sup>2</sup>  
31.9 m<sup>2</sup>

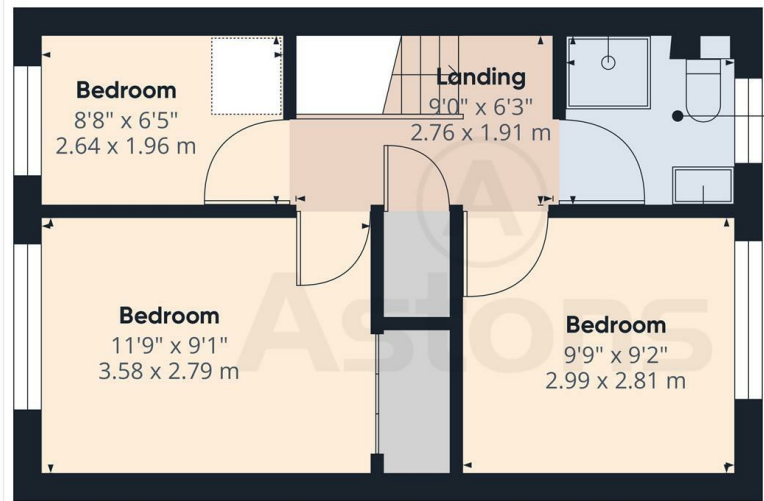
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**Hallway**  
4'6" x 4'11"  
1.38 x 1.51 m



Ground Floor



Floor 1

