



The Covey  
Crawley, West Sussex RH10 7YE

**£329,950**



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Astons are delighted to market this wonderfully presented two bedroom house, located within the highly desired residential area of Pound Hill, conveniently located within close proximity of local amenities and transport links. Inside this charming home features a light and airy lounge/dining room, a refitted kitchen, two good sized bedrooms and a refitted bathroom. To the rear is a private enclosed garden with rear gate access, to the front is a driveway which offers parking for one car. Additional benefits of this property include upvc double glazing throughout, gas central heating and a garage located within a near by block.

### Entrance Hallway

Replacement composite front door opening to inviting entrance hallway which features, tiled floor, radiator, coving, stairs to first floor, door to:

### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with gas hob and stainless steel extractor fan, composite sink with drainer and stainless steel mixer-tap, part tiled walls, tiled floor, double glazed window to front aspect.

### Lounge/Dining Room

Light and airy room comprising of wood effect laminate flooring, coving, feature wall radiator, access to under stairs cupboard, double glazed french doors to rear garden, double glazed window to rear aspect.

### Landing

With access to loft space, coving, doors to:

### Bedroom One

Double glazed windows to rear aspect, coving, radiator.

### Bedroom Two

Double glazed windows to front aspect, coving, radiator, access to storage cupboard, access to airing cupboard with wall mounted gas fire boiler.

### Bathroom

Refitted white three piece suite

comprising of w/c, wash hand basin with mixer-tap and under counter unit, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, extractor fan, part tiled walls, tiled floor.

### To The Rear

Patio area adjacent to property with lawn garden and rear gate access, fence enclosed.

### To The Front

Driveway offering parking for one vehicle.

### Garage

Located within a near by block, with an up and over door.

### 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 £200 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.







