



Lyon Close  
Crawley, West Sussex RH10 7ND

**Offers In Excess Of £230,000**



## Lyon Close, Crawley, West Sussex RH10 7ND

\*\*\* No Onward Chain \*\*\* Ideal for first time buyers and potential investors \*\*\*

Astons are delighted to market this charming and well presented one bedroom house, situated within the ever popular residential area of Maidenbower, located within walking distance of local amenities, parks and transport links. Inside this property features a light and airy living room, a fitted kitchen, a fitted bathroom and a good sized bedroom. Additional benefits of this property include recently replaced upvc double glazed windows throughout and two allocated parking spaces.

### Entrance Porch

Front door opening to entrance porch with door to:

### Living Room

Light and airy room with feature bay window to front aspect, stairs to first floor landing, 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 electric hob, sink with mixer-tap and drainer, roll top work surfaces, part tiled walls, vinyl floor, double glazed window to side aspect, access to under stairs cupboard.

### Landing

With access to loft space, doors to:

### Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with pedestal, panel enclosed bathtub with mixer-tap and shower unit, part tiled walls, obscure double glazed window to side aspect.

### Bedroom

With double glazed windows to front aspect, access to in-built wardrobe with sliding doors, access to airing cupboard.

### To The Front

With access to lawn front garden and two allocated parking spaces.

### 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.







