



West Street
Crawley, West Sussex RH11 8AW
£380,000

Astons are delighted to market this charming and well presented three bedroom house situated within the ever popular residential area of Southgate, superbly located within walking distance of the town center and Crawley train station. Inside this lovely property features a light and airy living room, a fitted kitchen-dining room, a fitted utility room, a downstairs cloakroom, a fitted bathroom, three excellent sized bedrooms with bedroom one boasting a fitted en-suite. To the rear is a tranquil private garden with rear gate access. Additional benefits of this property include upvc double glazed windows, gas central heating and an allocated parking space. Vendor suited.



Entrance Hallway

Front door opening to entrance hallway which comprises of stairs to first floor landing, radiator, coving, doors to:

Living Room

Light and airy room with double glazed windows to front aspect, double glazed patio door to rear garden, coving, radiators.



Kitchen/Dining Room

Fitted with a range of units at base and eye level, fully integrated appliances including fridge-freezer, dishwasher, washing machine and cooker with gas hob, stainless steel sink with mixer-tap and drainer, roll top work surfaces, wall mounted gas fire boiler, part tiled walls, tiled floor, radiator, coving, double glazed windows to front and rear aspect, opening to:



Utility Room

With units at base and eye level, roll top work surfaces, part tiled walls, tiled floor, access to under-stairs cupboard, coving, obscure double glazed patio door to rear garden.



Downstairs Cloakroom

Suite comprising of w/c, wash hand basin with pedestal and splash back tiles, radiator, extractor fan.



Landing

With double glazed window to rear aspect, access to airing cupboard and loft space, radiator, doors to:

Bathroom

Fitted three piece white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap, radiator, extractor fan, part tiled walls, tiled floor, obscure double glazed window to front aspect.



Bedroom One

Double glazed windows to front aspect, radiator, access to in-built wardrobe, door to:



En-Suite

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, walk in shower with shower unit, radiator, extractor fan, part tiled walls, tiled floor, obscure double glazed window to rear aspect.





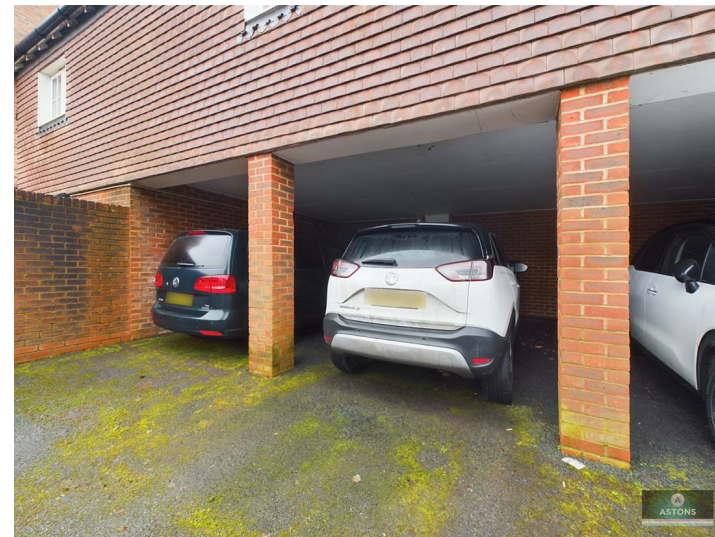
Bedroom Two

Double glazed windows to front aspect, radiator, access to in-built wardrobe.



To The Rear

Tranquil garden with patio area adjacent to property, outside tap, artificial lawn, fence enclosed with side gate access.



To The Front

Patio path leading to front door with hedges to boarders.

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.

Annual Estate Charge

There is an annual estate charge payable with this property which is currently £960.00



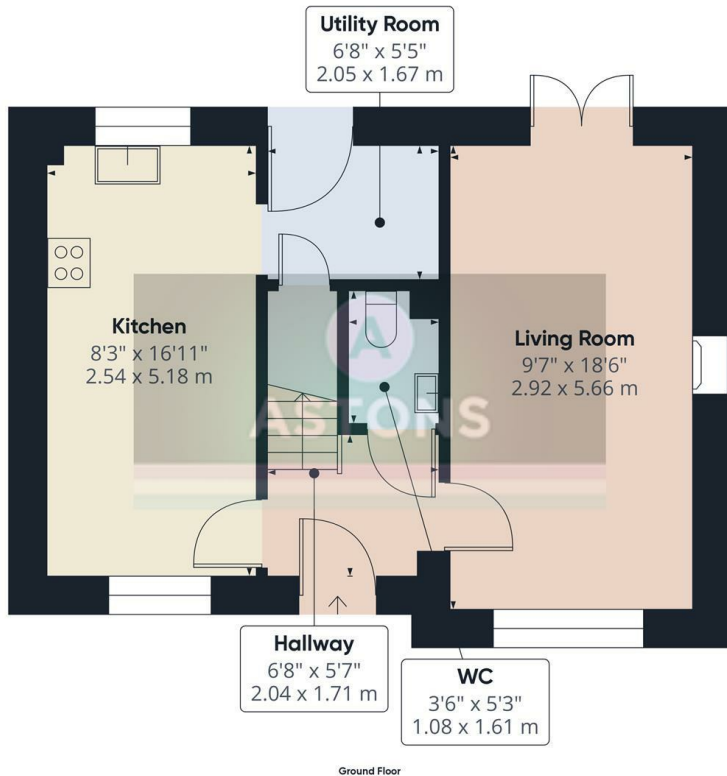
Bedroom Three

Double glazed window to rear aspect, radiator.



Allocated Parking

Located to the rear of the property is an allocated parking space.

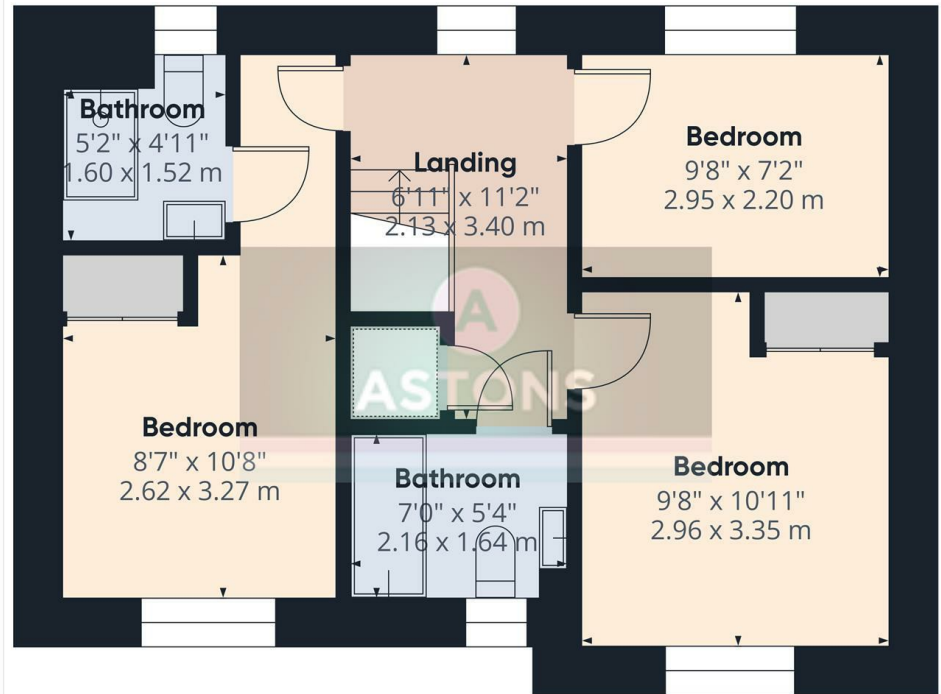


Approximate total area⁽¹⁾
433.35 ft²
40.26 m²

(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.

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Approximate total area⁽¹⁾
402.36 ft²
37.38 m²

(1) Excluding balconies and terraces.

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