



Caburn Court  
Crawley, West Sussex RH11 8SU

**£210,000**

## Caburn Court, Crawley, West Sussex RH11 8SU

Welcome to this charming flat located in the desirable area of Caburn Court, Crawley. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a comfortable living space. The flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day.

The bathroom is conveniently situated, providing all the necessary amenities for your daily routines. The layout of the flat is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

This flat in Caburn Court presents a wonderful opportunity for those looking to settle in a lively area with a strong sense of community. Whether you are a first-time buyer or seeking a rental property, this flat is sure to meet your needs. Do not miss the chance to make this lovely flat your new home.

### Entrance Hallway

Replacement front door opening to entrance hallway which comprises of wood effect laminate flooring, radiator, access to airing cupboard, doors to:

### Lounge/Dining Room

Light, airy and stylish room with dual aspect double glazed windows to rear and side aspect, radiators, wood effect laminate flooring, opening 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 and stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, part tiled walls, wood effect laminate flooring, double glazed windows to front aspect.

### Bedroom One

Double glazed windows to front aspect, radiator, wood effect laminate flooring.

### Bedroom Two

Double glazed windows to rear aspect, wood effect laminate flooring, radiator, access to in-built cupboard.

### Bathroom

Fitted white suite comprising of w/c, wash hand basin with pedestal, panel enclosed bathtub with shower unit, part tiled walls, vinyl floor, obscure double glazed windows to front aspect.

### 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.

### Anit Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT

charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.









