



Normanhurst Close
Crawley, West Sussex RH10 1YL

Guide Price £600,000

Normanhurst Close, Crawley, West Sussex RH10 1YL

*** Guide price £600,000-£625,000 ***

Nestled in the tranquil Normanhurst Close in Crawley, this splendid detached house offers a perfect blend of comfort and convenience. This property is ideal for families seeking a peaceful retreat while remaining close to local amenities.

Each bedroom is generously sized, providing ample space. The layout of the house promotes a sense of openness, making it a welcoming space for both family gatherings and entertaining guests.

Entrance Hall

PVC obscured double glazed front door, radiator, coving, two storage cupboards, stairs to first floor landing, doors to;

Living rom

Double glazed bay window to front aspect front, gas fire, double glazed sliding door to garden, radiators, coving.

Dinning room

Double glazed window to rear, radiator, coving.

Kitchen

Fitted with a range of floor and eye level units with counter over, stainless steel double sink with drainer, electric hob with extractor hood and tiled splash back, eye level double oven, space and plumbing for washing machine, tiled floor, part tiled walls, double glazed window to rear.

Downstairs W/C

White suite comprising of W/C, hand basin, obscured double glazed window to side, radiator, vinyl flooring.

Extra reception room

PVC obscured double glazed door to side, access to garage.

Landing

Access to loft, double glazed window to front, storage cupboard, doors to;

Bedroom One

Double glazed window to the rear, radiator, cupboard, door to en-suite.

En-suite

Suite compromising of W/C, pedestal hand basin, panel enclosed bath with shower attachment and shower curtain, part tile walls, obscured double glazed window to rear, radiator.

Bedroom Two

Double glazed windows to front aspect, storage cupboards, radiator.

Bedroom Three

Double glazed windows to side and rear, radiator, cupboard.

Bedroom Four

Double glazed windows to front and side, radiator, storage cupboard.

Main bathroom

White suite comprising of W/C, pedestal hand basin, panel enclosed bath with shower attachment, part tile walls, obscured double glazed window to side, radiator.

Garage

Up and over garage door.

To the rear

Patio adjacent to house leading to lawned area, storage shed, outside tap, side gate access.

To the front

Driveway for two cars.

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.

Anti 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.

Corporate Client

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Warranties

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.





