



Blackwater Lane  
Crawley, West Sussex RH10 7RN

**£400,000**



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Astons are delighted to market this two bedroom detached bungalow, situated within a highly desirable part of Pound Hill, conveniently located within walking distance of local schools, amenities and transport links.

This property offers great potential for refurbishment and extensions subject to planning permission and is offered to the market with no onward chain.

### Entrance Porch

Front door opening to entrance porch which features internal access to garage, door to:

### Hallway

With radiator and doors to:

### Kitchen/Dining Room

Fitted with a range of units at base and eye level, space and power for fridge-freezer, stainless steel sink with mixer-tap and drainer, part tiled walls, radiator, double glazed patio door to rear garden, double glazed windows to rear aspect, door to:

### Shower-Room

Comprising of shower unit, stainless steel sink, radiator, vinyl floor, obscure window to side aspect, door to:

### Seperate W/C

With low level w/c.

### Living Room

With double glazed windows to rear aspect, radiator, door to:

### Hall

With access to loft space, doors to:

### Bedroom One

Windows to rear aspect, radiator, door to:

### Shower-Room

With w/c and access to walk in shower unit.

### Bedroom Two

Windows to rear aspect, radiator.

### Study

Window to front aspect, radiator.

### Garage

### To The Rear

Patio area adjacent to property, lawn garden, fence enclosed.

### To The Front

Driveway offering parking for two vehicles, lawn front garden, hedges and dwarf wall to borders.

### 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.

### 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.







