



Byrd Road
Crawley, West Sussex RH11 8XG

Offers In Excess Of £190,000

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Astons are delighted to market this well presented two bedroom apartment situated within Bewbush, conveniently located within close proximity of local amenities and transport links. Inside this charming apartment features a light and airy lounge/dining room, a refitted kitchen and bathroom, two good sized bedrooms and ample storage. Additional benefits of this property include upvc double glazed windows and gas central heating.

Entrance Hall

Front door opening to entrance hall which features access to large storage cupboard and airing cupboard, radiator, doors to:

Lounge/Dining Room

Dual aspect double glazed windows to front and rear aspect, radiators.

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for fridge-freezer and washing machine, integrated cooker with gas hob and stainless steel extractor fan, stainless steel sink with mixer-tap and drainer, radiator, tiled walls, vinyl floor, double glazed windows to rear aspect.

Bedroom One

Double glazed windows to front aspect, radiator.

Bedroom Two

Double glazed windows to front aspect, radiator.

Bathroom

Refitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed windows to rear aspect.

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.



