ASTONS



St. Sampson Road
Crawley, West Sussex RH11 9RP

Offers In Excess Of £230,000

Astons are delighted to market this stylish and refurbished one bedroom house, located within the popular residential area of Cottesmoore Green, situated within close proximity of local amenities and transport links. Inside this charming home features a light and airy living room, a refitted kitchen, a refitted shower-room and excellent sized bedroom, outside is a landscaped detached courtyard garden. Additional benefits of this property include upvc double glazed windows, gas central heating and an allocated parking space.





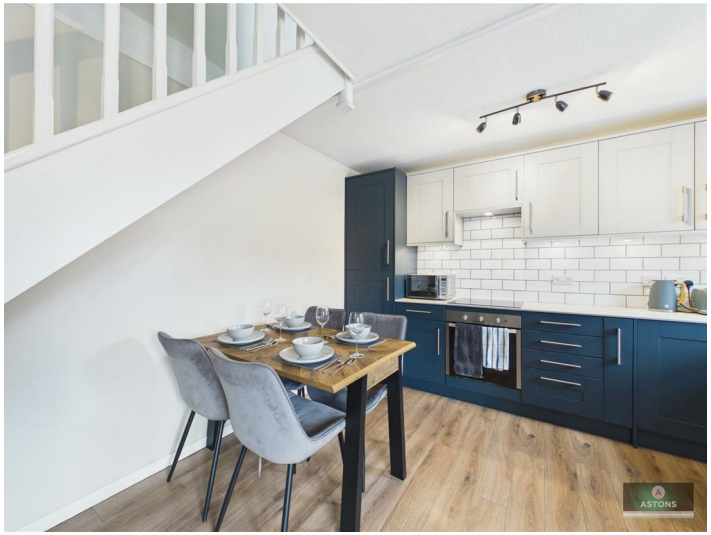


Entrance Porch
Front door opening to porch with wood effect laminate flooring, opening to:

Lounge/Dining Room
Double glazed windows to front aspect, radiator, wood effect laminate flooring, stairs to first floor, opening to:



Kitchen
Refitted with a range of units at base and eye level, integrated fridge-freezer, washing machine and cooker with induction hob, composite sink with drainer and stainless steel mixer-tap, part tiled walls, double glazed window to front aspect, wood effect laminate flooring.



Landing
With access to loft space and wardrobe/airing cupboard with sliding mirrored doors, doors to:

Shower-Room
Refitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed window to front aspect.



Bedroom
Double glazed windows to front aspect, radiator, access to in-built wardrobe with sliding mirrored doors.



Rear Garden
A truly tranquil detached courtyard garden, with raised flower beds to borders, decking area offer another social space with access to shed, fence enclosed.











To The Front

Patio path leading to front door, with range of shrubs and flower beds 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

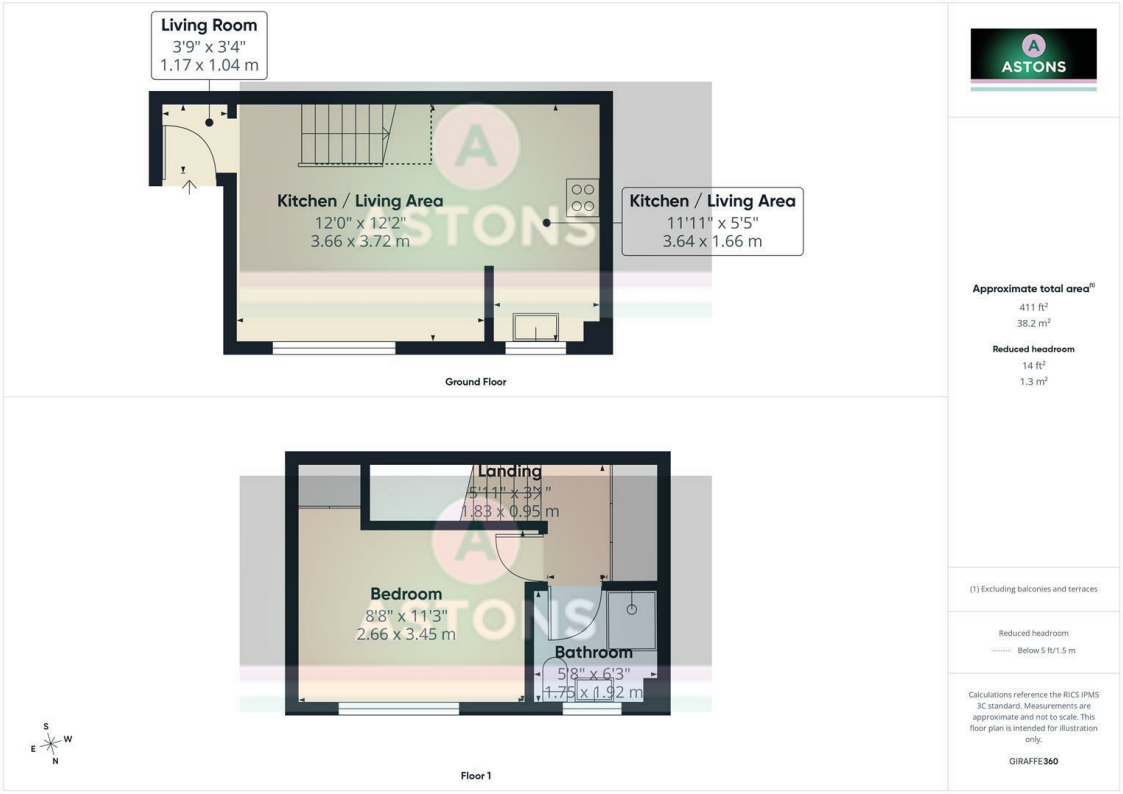
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

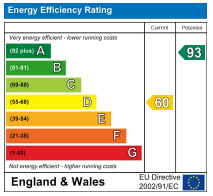
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.





RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

The Property Ombudsman

ClientMoney Protect