



Rother Crescent
Gossops Green, West Sussex RH11 8DD

£345,000

Astons are pleased to offer this delightful terraced house to the market which has been adapted and improved by the current owners. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The addition of a downstairs cloakroom is a real benefit for busy family life and the larger bathroom with bath and separate shower is lovely adaptation.

The house further benefits from a kitchen/breakfast room, spacious lounge/dining room, gas radiator heating and a good sized garden with rear access.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for those who value community living. Whether you are a first-time buyer or looking to invest, this terraced house in Crawley presents a wonderful opportunity to create a home that suits your lifestyle.

Do not miss the chance to view this charming property which is being offered to the market with no onward chain.



Hallway

Obscure double glazed front door, radiator, obscure double glazed window, door to:

Downstairs Cloakroom

White suite comprising a saniflo wc and hand basin with a mixer tap and vanity unit below, tiled splashbacks, tiled floor, obscure double glazed window.

Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and tiled splashbacks, built in eye level stainless steel double oven, gas hob (not operational), with a stainless steel extractor hood above, stainless steel sink with a mixer tap and drainer, integrated fridge/freezer, washing machine and slimline dishwasher, under unit lighting, under stairs cupboard, radiator, double glazed window and door to the garden, tiled floor, unit housing a gas fired combi boiler.

Lounge/Dining Room

Double glazed window to the front, double glazed French doors to the garden, electric fire with a wooden mantel surround.

Landing

Access to the part boarded loft space via a pull down ladder, doors to:

Bedroom One

Double glazed window to the front, radiator, coving.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes with sliding doors, coving.

Bedroom Three

Double glazed window to the front, radiator, cupboard.

Bathroom

White suite comprising a corner bath with a mixer tap and shower attachment, corner shower cubicle with a mixer shower unit, hand basin with a mixer tap and vanity unit below, tiled walls, wood effect flooring, heated towel rail, two double glazed obscured windows, recessed down lighters.

Separate WC

White wc, extractor fan, part tiled walls.

To The Front

Gated access with walled boundary, step down to a paved area leading to the front door.

Rear Garden

Paved patio area adjacent to the house, path leading to the rear with lawned areas to either side, fence enclosed, wooden shed, rear access gate.

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

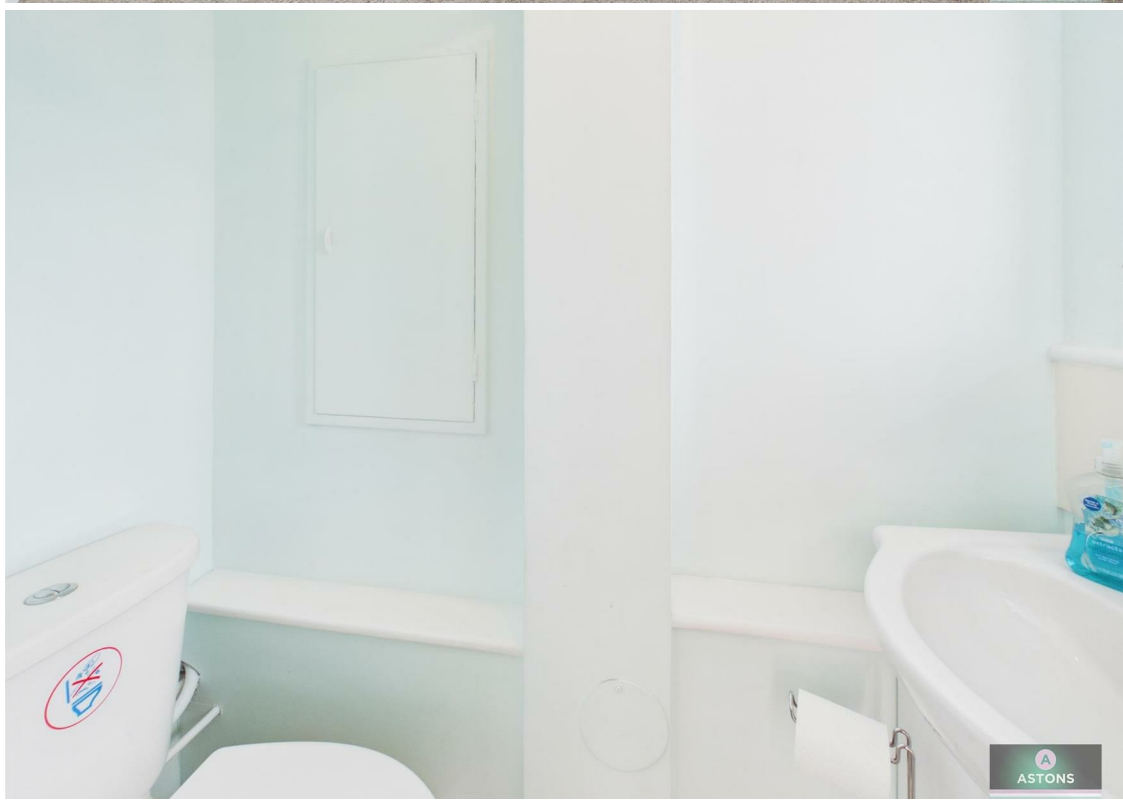
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

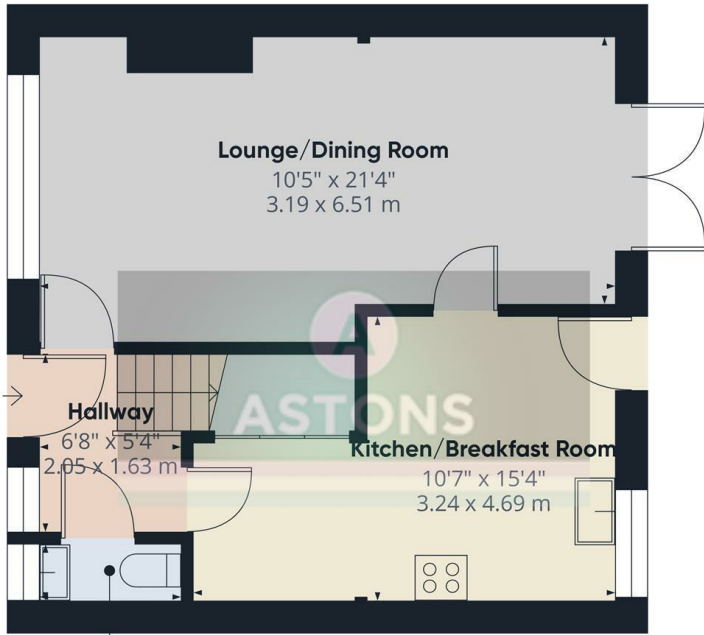
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.





Lounge/Dining Room

10'5" x 21'4"
3.19 x 6.51 m

Hallway

6'8" x 5'4"
2.05 x 1.63 m

Kitchen/Breakfast Room

10'7" x 15'4"
3.24 x 4.69 m

WC

2'3" x 5'4"
0.69 x 1.63 m

Ground Floor

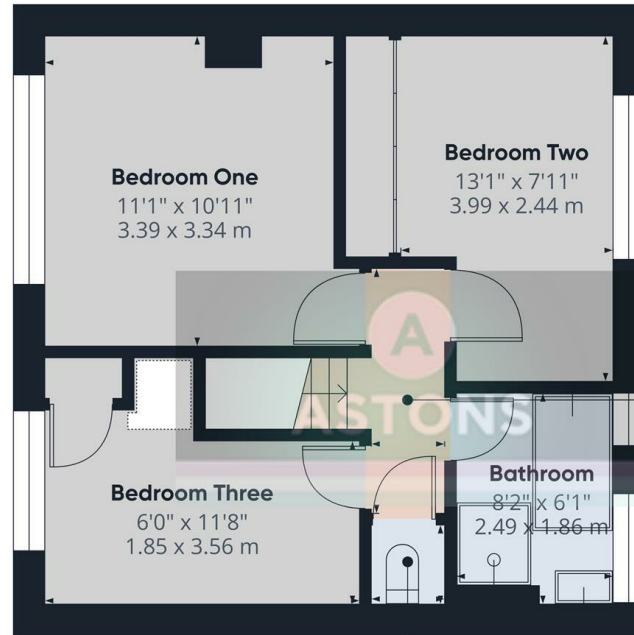


Approximate total area⁽¹⁾
436 ft²
40.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Bedroom One

11'1" x 10'11"
3.39 x 3.34 m

Bedroom Two

13'1" x 7'11"
3.99 x 2.44 m

Bedroom Three

6'0" x 11'8"
1.85 x 3.56 m

Bathroom

8'2" x 6'1"
2.49 x 1.86 m

Landing

9'0" x 2'10"
2.75 x 0.88 m

WC

3'0" x 2'9"
0.92 x 0.85 m

Floor 1



Approximate total area⁽¹⁾
395 ft²
36.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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