



Poynings Road  
Crawley, West Sussex RH11 0TL

**Offers In Excess Of £310,000**

Astons are delighted to market this charming two bedroom semi detached house, situated within the ever popular residential area of Ifield, located within close proximity of local amenities and transport links. Inside this lovely home features a light and airy lounge/dining room, a fitted kitchen, two excellent sized bedrooms and a fitted bathroom, to the rear is a tranquil garden with side gate access. Additional benefits of this property include upvc double glazing, gas central heating and an allocated parking space.



### Entrance Hall

Front door opening to entrance hall which features wood effect laminate flooring, radiator, stairs to first floor, doors to:



### Lounge/Dining Room

Light and airy room comprising of double glazed windows to front aspect, radiator, wood effect laminate flooring, double glazed french doors to rear garden.



### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for fridge-freezer, washing machine, dishwasher and cooker, sink with mixer-tap and drainer, part tiled walls, vinyl floor, double glazed window to rear aspect, double glazed patio door to rear garden.



### Landing

With access to loft space which has a replacement boiler, doors to:

### Bedroom One

Double glazed window to front aspect, radiator, with access to internal cupboard.



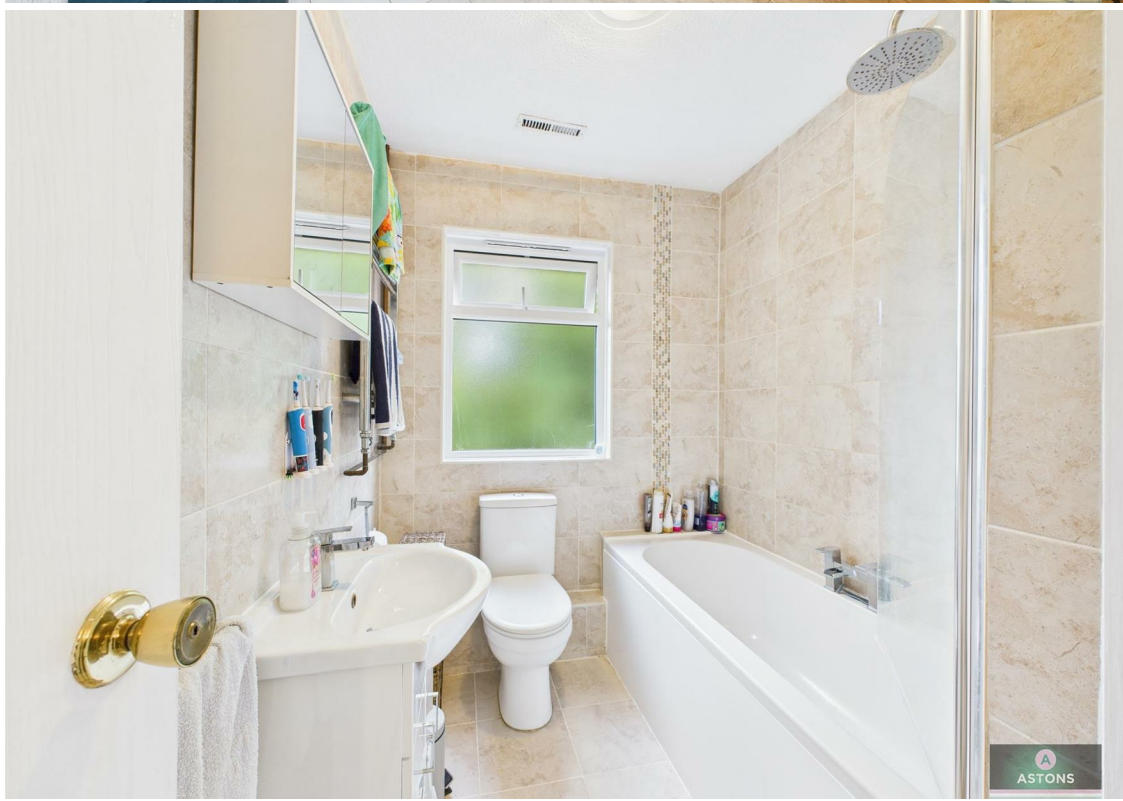
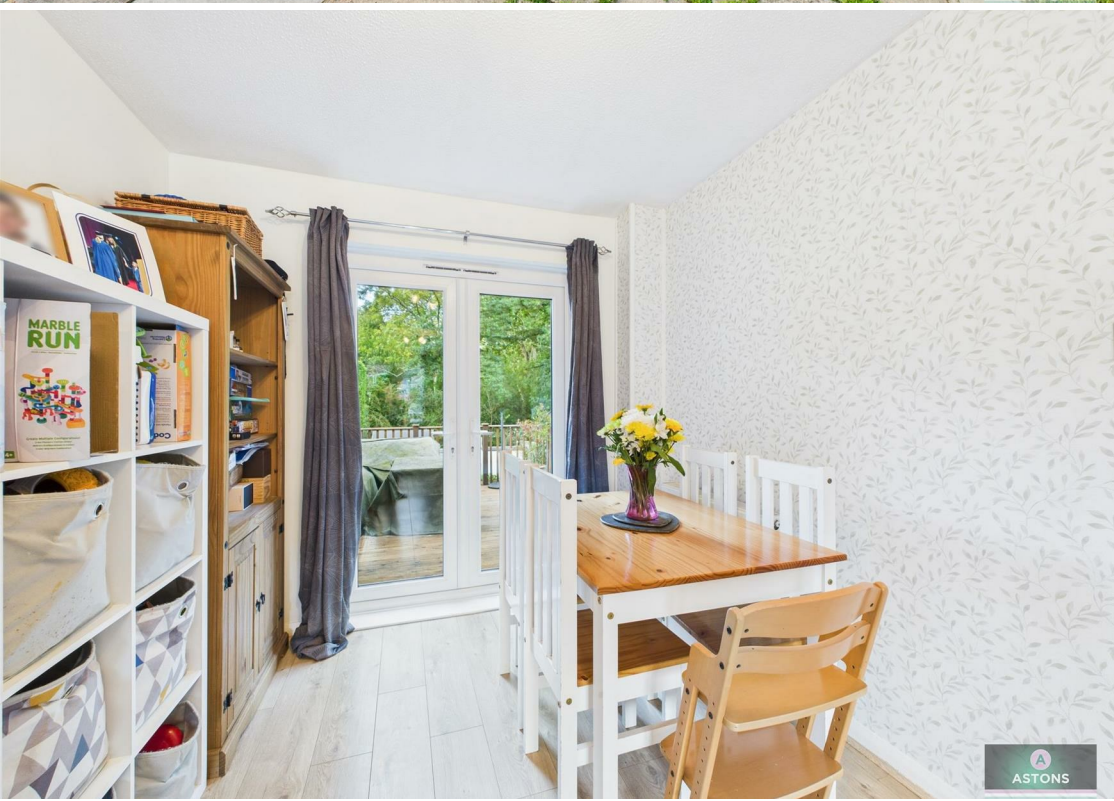
### Bedroom Two

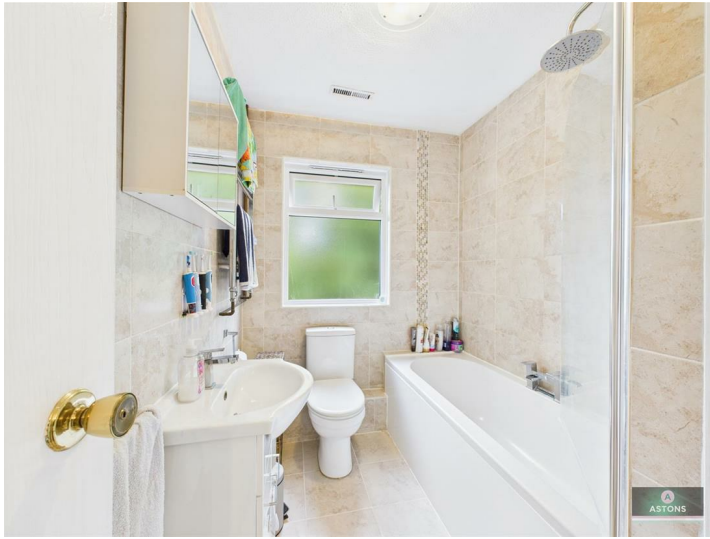
Double glazed windows to rear aspect, radiator.



### Bathroom

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





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.

### To The Rear

Tranquil space with decking area adjacent to property with outside tap and side gate access, steps leading down to lawn garden with patio path leading to shed, raised flower beds to borders, fence enclosed.



### To The Front

Patio path leading to front door, lawn front garden.

### 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

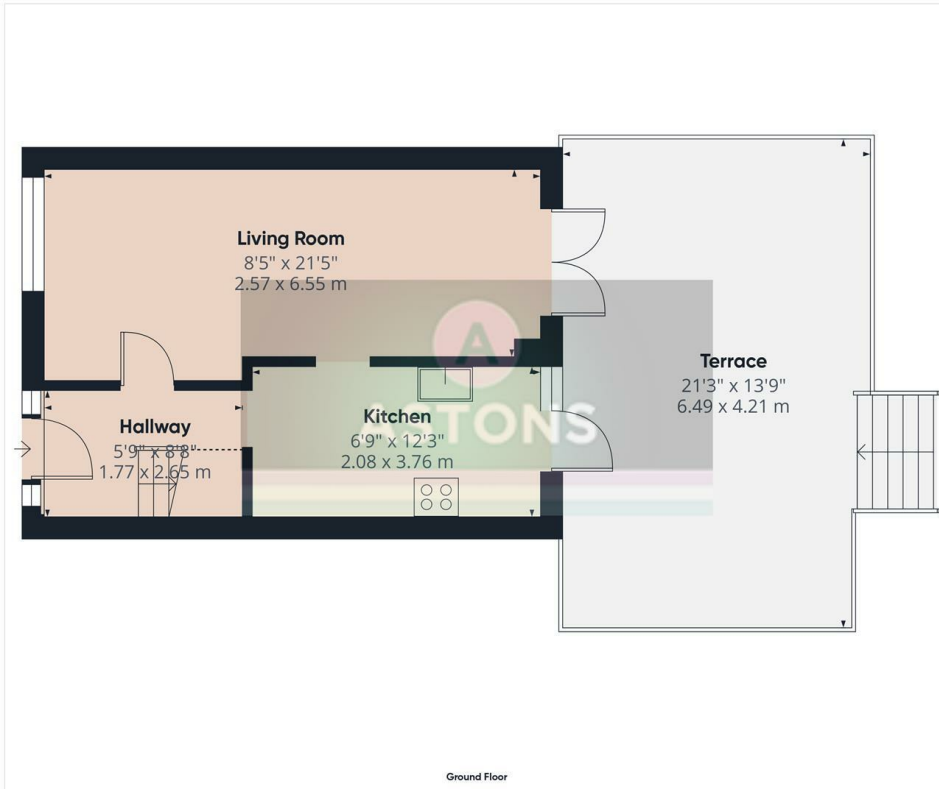
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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



**Approximate total area<sup>(1)</sup>**  
330 ft<sup>2</sup>  
30.6 m<sup>2</sup>

**Balconies and terraces**  
300 ft<sup>2</sup>  
27.9 m<sup>2</sup>

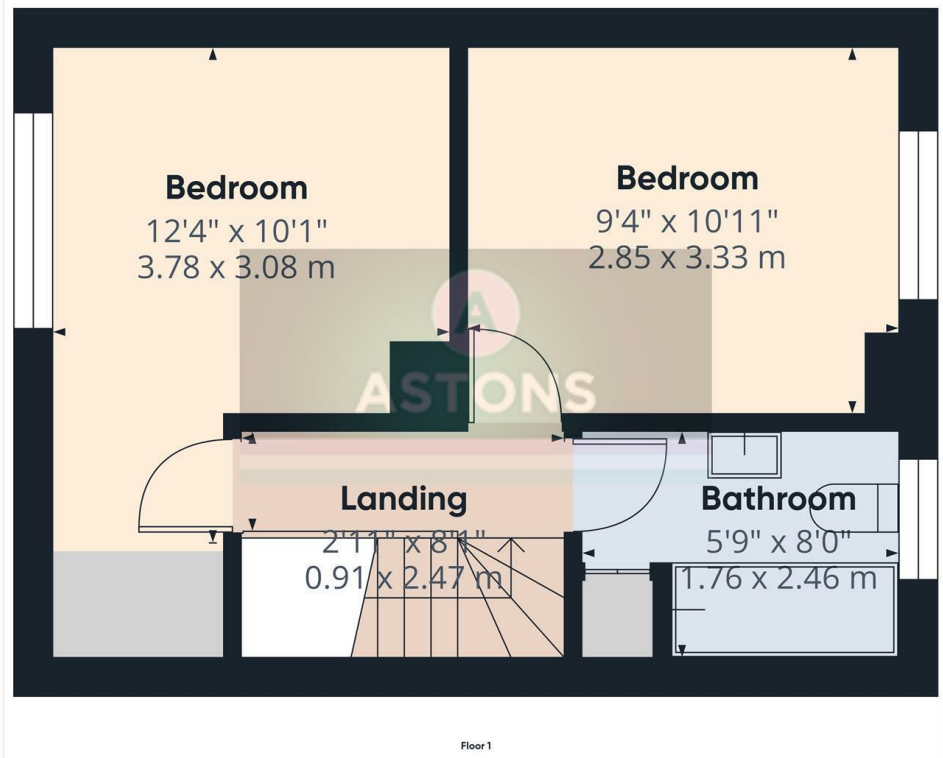
**Reduced headroom**  
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

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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**Approximate total area<sup>(1)</sup>**  
288 ft<sup>2</sup>  
26.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

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