



Alfred Close  
Worth, West Sussex RH10 7SD

**£360,000**

Astons are delighted to offer to the market this very well presented two bedroom house to the market. The property would make an ideal first time purchase, as it is ready to move into and is situated within the premium Worth area of Crawley, in a cul de sac location. The house benefits from a recently replaced gas fired central heating boiler, en-suite shower room to the main bedroom, both bedrooms having built in wardrobes, recently replaced upvc double glazed windows and doors, recently replaced carpets and main bathroom. Outside the property offers a good sized, level garden with rear access and there is a garage located in a block of three nearby and a further allocated parking space. EPC rating C.



### Hallway

Composite part double glazed front door, obscured double glazed window to the side, wood effect flooring, part wood panelled walls with edge lighting, coving, radiator with cover, stairs to the first floor, doors to:

### Kitchen

Range of base and eye level units with work surfaces over, matching splash backs and part tiled walls, inset one and a half bowl stainless steel sink with a mixer tap and drainer, built in stainless steel Bosch electric oven with gas hob over and extractor hood above, space for a fridge/freezer, washing machine and slimline dishwasher, unit housing replacement gas fired boiler, double glazed window to the front, coving.

### Lounge/Dining Room

Double glazed patio doors to the garden, double glazed window, two radiators, wood effect flooring, under stairs cupboard, coving.

### Landing

Access to the loft space, airing cupboard, doors to:



### Bedroom One

Double glazed window to the front, part wood panelled wall, radiator, built in wardrobe, coving, door to:

### En-Suite Shower Room

White suite comprising a shower cubicle with a Mira shower unit, hand basin with a mixer tap and unit below, wc, part tiled walls, radiator, obscured double glazed window, coving, extractor fan.

### Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe, coving.

### Bathroom

White suite comprising a panel enclosed bath with a central mixer tap and separate Mira shower unit over, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, extractor fan, heated towel rail, obscured double glazed window, tiled floor.

### To The Front

Path to the front door, lockable storage cupboard, garden area to the side.

### Rear Garden

Paved patio terrace adjacent to the house with a wooden covered bar, path leading to the rear with lawned area to the side, plant and shrub border to one side, fence enclosed, rear access gate with access path leading to the parking space and garage, decked seating terrace to the rear- ideal for enjoying the evening sun.



### Garage

Located nearby in a small block of three garages and has an up and over door and eaves storage space.



### Allocated Parking

There is an allocated parking space located in a small parking area next to the garages. There is a rear access path with leads to the rear garden of the property.



### 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

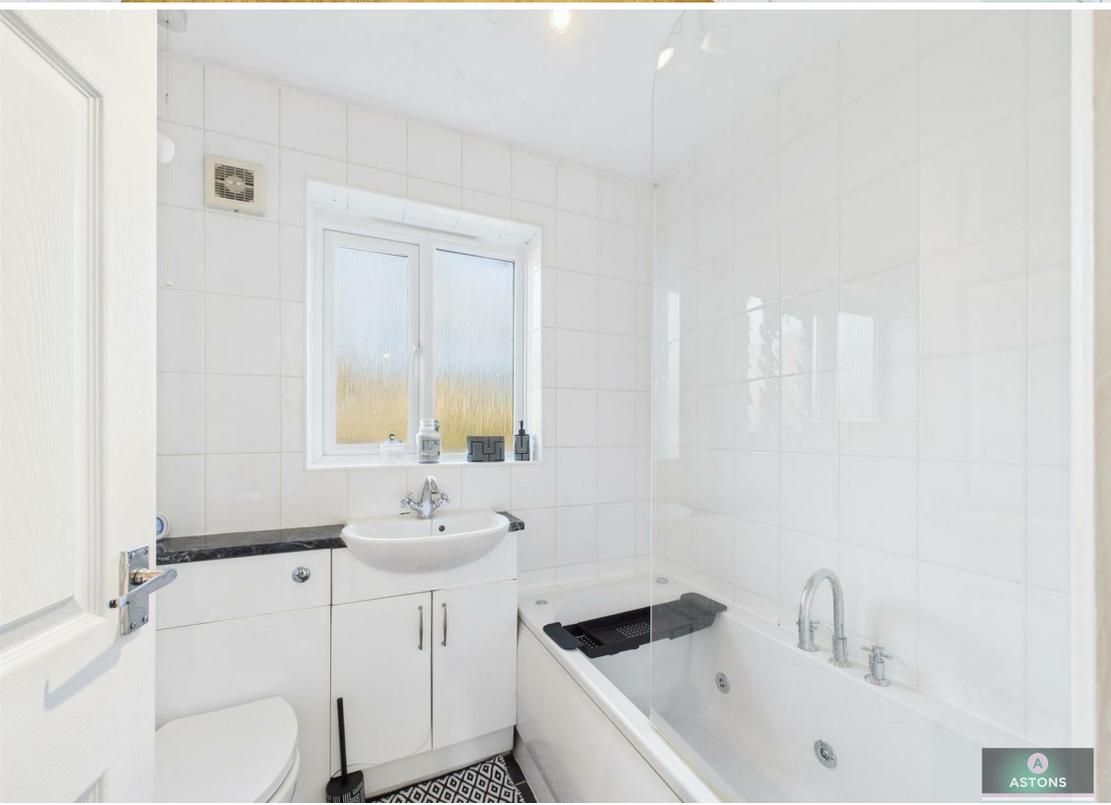
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

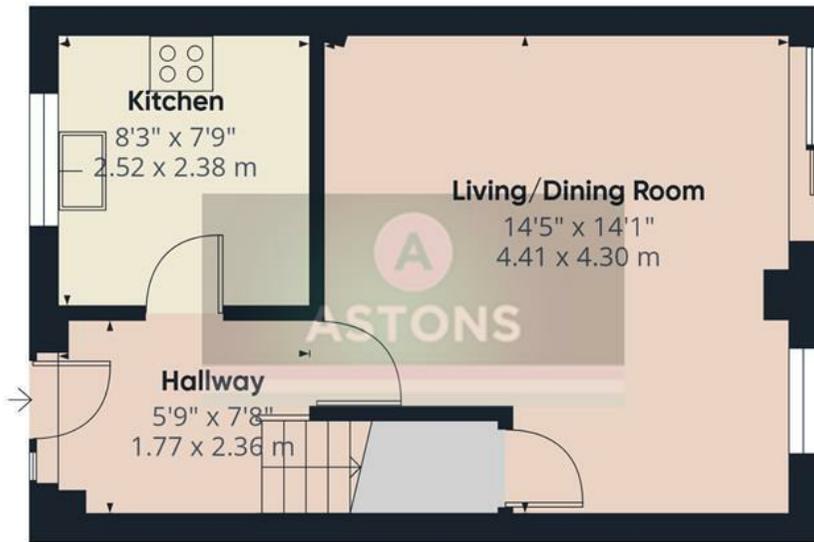
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

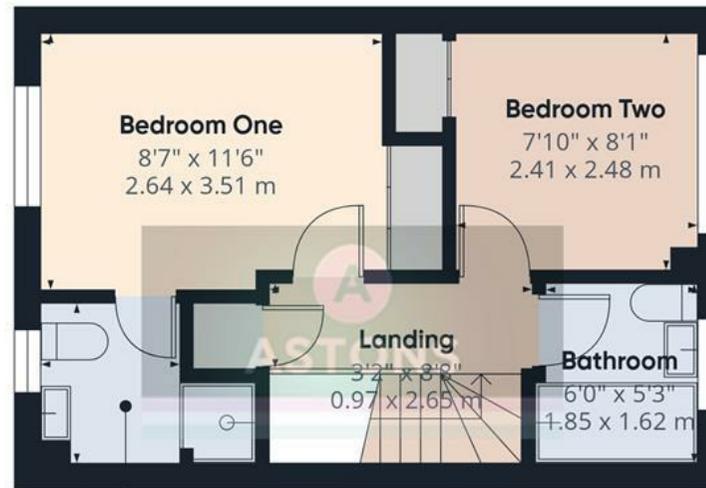
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
741 ft<sup>2</sup>  
68.8 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	