



Lincoln Close  
Crawley, West Sussex RH10 5ET

**£375,000**

Astons are delighted to market this beautifully presented and extended three bedroom house, situated within the popular residential area of Tilgate, conveniently located within walking distance of local amenities and Tilgate Park. Inside this well loved home features a light and airy living room, a fitted kitchen, a wonderful dining/family room, three good sized bedrooms and a fitted bathroom. To the rear is a tranquil enclosed garden, this property further benefits from gas central heating and upvc double glazing throughout.



### Entrance Porch

Replacement front door opening to entrance porch, with obscure double glazed door opening to:

### Hallway

With stairs to first floor landing, access to under-stairs storage cupboard, coving, radiator, opening to:



### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and dishwasher, integrated cooker with gas hob, stainless steel sink with mixer-tap and drainer, part tiled walls, vinyl floor, opening to:



### Lounge/Dining Room

Wonderful light and airy room with double glazed bay window to front aspect, coving, radiator, opening to:



### Family Room

With double glazed windows to rear aspect, double glazed french doors to rear garden, coving, radiator.

### Landing

With access to airing cupboard and loft space, doors to:

### Bedroom One

With double glazed windows to front aspect, radiator, coving.



### Bedroom Two

With double glazed window to rear aspect, coving, radiator.



### Bedroom Three

With double glazed window to front aspect, coving, radiator, access to in-built cupboard.





**Bathroom**

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



**To The Rear**

Landscaped with patio area adjacent to property, outside tap, lean to, lawn garden with range of shrubs to borders, tranquil

pond, access to shed which has power and light, fence enclosed.



**To The Front**

Patio path leading to front door, dwarf wall 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.

