



Rushetts Lane
Crawley Down, RH10 4AW

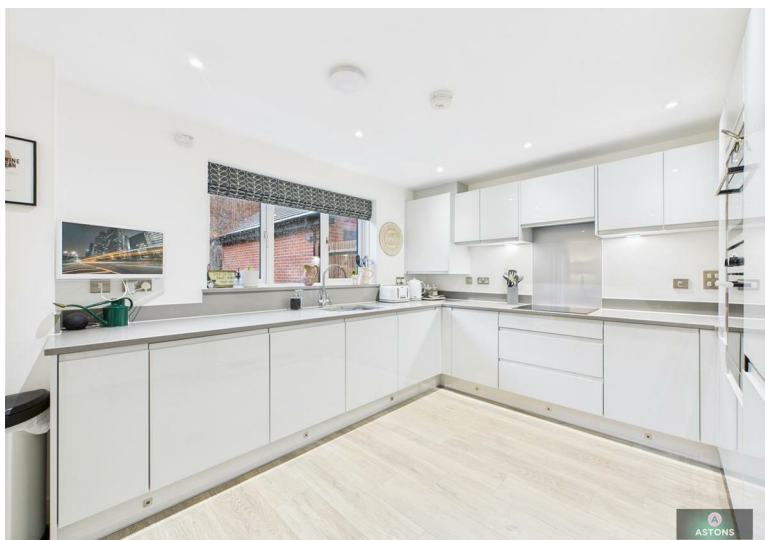
£625,000

Astons are pleased to offer to the market this delightful detached house on Rushetts Lane, Crawley Down. Built by Taylor Wimpey in 2022 to their "Manford" design the house is located at the end of a short spur and over looks a pond and wooded area to the front. The property offers a perfect blend of comfort and space for modern family living. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The house benefits from a spacious open-plan kitchen/dining room with quality integrated appliances and French doors onto the rear garden which enjoys a southerly aspect and a good degree of seclusion. There is a separate living room and additional office- ideal for those working from home.

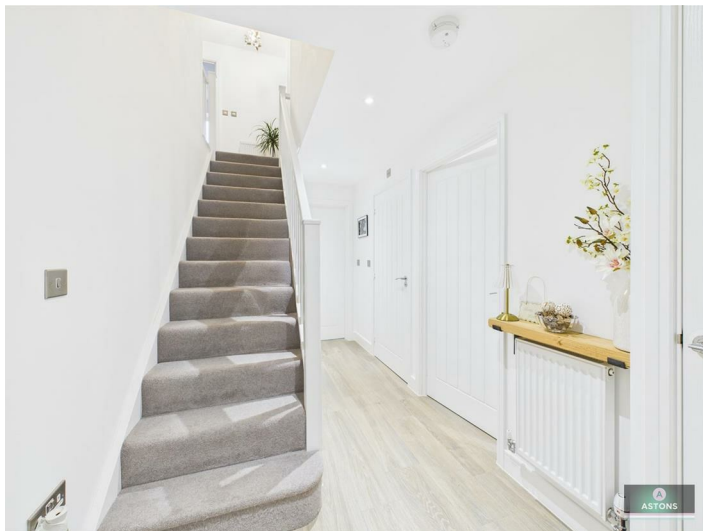
The property further offers an en-suite shower room to the main bedroom and a separate family bathroom. To the front of the house there is a driveway with parking for two cars in tandem which leads to the garage. There is additional communal visitor parking to the front.

With its prime location in Crawley Down, you will find yourself within easy reach of local amenities, schools, and beautiful countryside walks. This is a wonderful opportunity to secure a family home in a sought-after area. Don't miss the chance to make this charming property your own.



Hallway

Part double glazed front door, ceramic tiled wood effect flooring, bespoke fitted cupboards and pull outs under the stairs, radiator, recessed down lighters, stairs to the first floor, doors to:



Downstairs Cloakroom

White suite comprising a wc, fitted units to one wall with a work surface and inset stainless steel sink with a mixer tap and drainer, integrated washer/dryer, heated towel rail, ceramic tiled wood effect flooring.

Living Room

Bay double glazed window to the front overlooking the woodland and pond, two radiators, recessed down lighters, double doors to:

Kitchen/Dining Room

Range of base and eye level units with work surfaces over, splash backs, under unit lighting and plinth lighting, inset stainless steel sink with a mixer tap and drainer, built in eye level stainless steel AEG double oven with the top one being a combination microwave, AEG induction hob with extractor hood above, integrated fridge/freezer and dishwasher, double glazed French casement doors to the garden with double glazed windows to either side, further double glazed window to the rear, ceramic tiled wood effect flooring.

Office

Double glazed window to the front, radiator.

Landing

Access to the part boarded loft space via an aluminium pull down ladder, radiator, airing cupboard, doors to:

Bedroom One

Double glazed window to the front overlooking the wooded area and pond, radiator, fitted wardrobes to one wall with sliding doors, door to:

En-Suite Shower Room

White suite comprising a large shower cubicle with a mixer shower unit with a fixed rainfall and separate hand held heads, pedestal hand basin with a mixer tap, wc, obscured double glazed window, heated towel rail, tiled walls and floor.

Bedroom Two

Double glazed window to the front, radiator, built in wardrobes.

Bedroom Three

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

Bedroom Four

Double glazed window to the rear, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and mixer shower attachment, pedestal hand basin with a mixer tap, wc, tiled floor, part tiled walls, obscured double glazed window, recessed down lighters, extractor fan, heated towel rail.



To The Front

The property is situated at the end of a short spur and overlooks a wooded area and pond to the front. To the side of the house there is a driveway with parking for two cars in tandem which leads to the garage and side access gate to the garden. There is further communal parking available to the front of the property and a small garden area.

Garage

With an up and over door, power and light, eaves storage.

Rear Garden

The garden enjoys a southerly aspect and good degree of seclusion. It comprises a paved patio area adjacent to the house leading onto a lawned area with raised plant and shrub borders, side access gate, space to the side of the house for bin storage, wooden storage shed to the rear of the garage.



Estate Charge

There is an annual estate charge payable which is currently £500 PA.

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

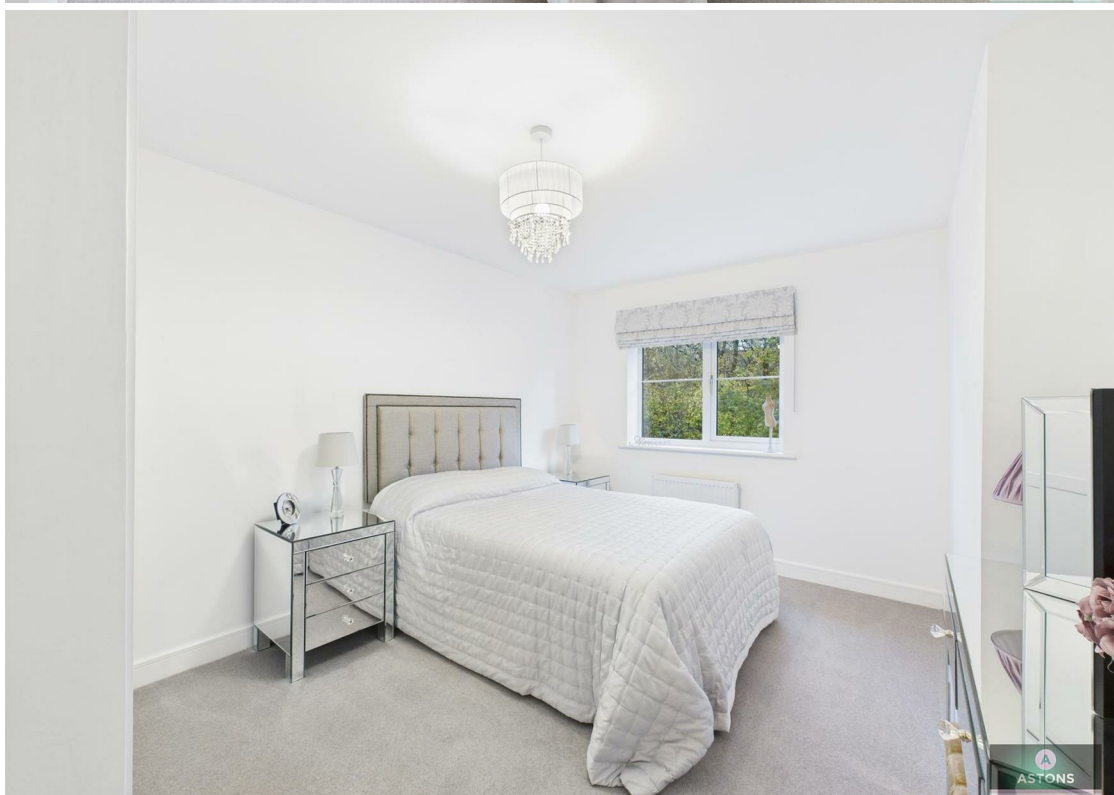
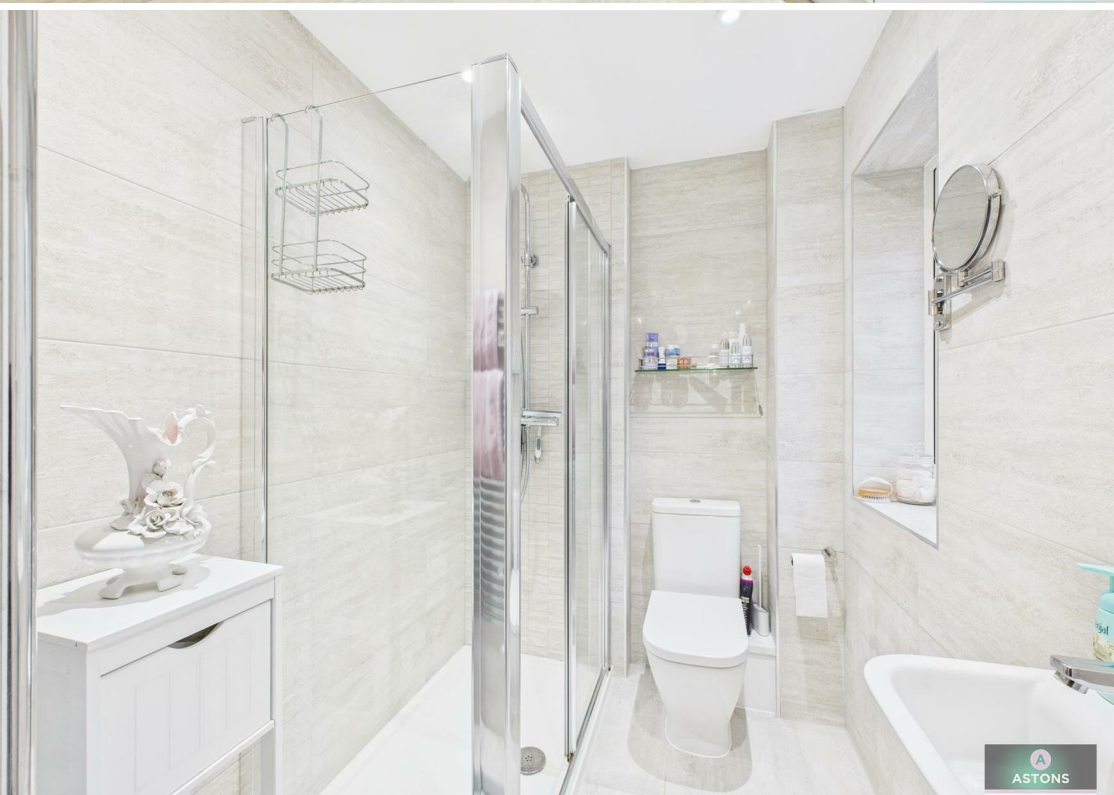
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

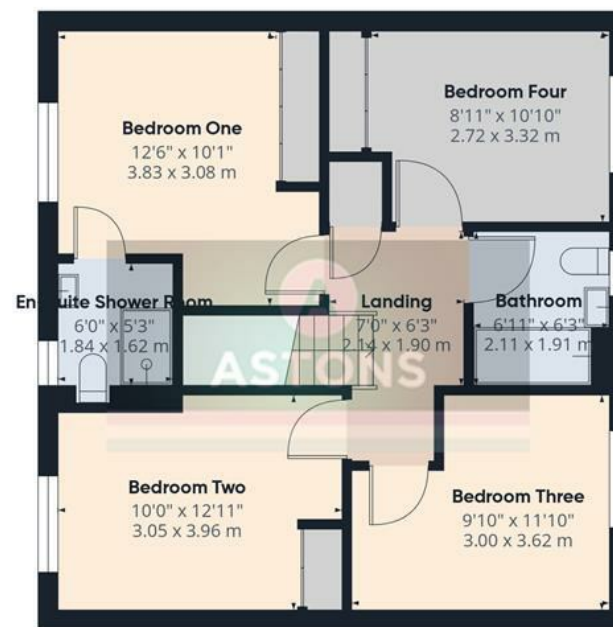
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor Building 1



Floor 1 Building 1



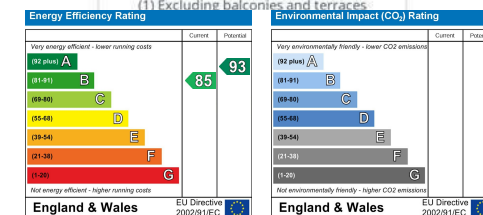
Ground Floor Building 2

Approximate total area⁽¹⁾

1459 ft²

135.5 m²

(1) Excluding balconies and terraces



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