



Kingsley Road  
Crawley, West Sussex RH11 8NS

**£270,000**



## Kingsley Road, Crawley, West Sussex RH11 8NS

Astons are pleased to market this three bedroom house, situated within the residential area of Bewbush, conveniently located close to local amenities and transport links. Inside this property features a downstairs cloakroom, a good sized living room, a fitted kitchen, three good sized bedrooms and a fitted shower-room. To the rear is a private enclosed garden that has rear gate access, this property is offered to market with no onward chain.

### Entrance Porch

Front door opening to porch which comprises of access to cupboards and doors to:

### Downstairs Cloakroom

With w/c, wash hand basin, obscure double glazed window to front aspect.

### Living Room

Double glazed window to front aspect, stairs to first floor, opening to:

### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher and fridge-freezer, integrated cooker, gas hob with stainless steel extractor fan, stainless steel sink with mixer-tap and drainer, vinyl floor, double glazed window to rear aspect, obscure double glazed patio door to:

### Sun-Room

With door opening to rear garden.

### Landing

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

### Bedroom One

With double glazed window to front aspect, access to in-built cupboards.

### Bedroom Two

Double glazed window to rear aspect, access to fitted wardrobe.

### Bedroom Three

Double glazed window to rear aspect.

### Shower-Room

Fitted white suite comprising of w/c, wash hand basin with pedestal, walk in shower with shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed window to front aspect.

### To The Rear

Patio area adjacent to property, lawn garden, fence enclosed with rear gate access.

### 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.







