



ASTONS



Cuckmere Crescent
Gossops Green, RH11 8DN

Offers In Excess Of £385,000

Astons are pleased to offer this refurbished three bedroom end of terrace house to the market. The property has been greatly improved by the current owners and now offers neutral decor throughout, a spacious refitted kitchen/dining room, a downstairs cloakroom and a refitted shower room.

With three generously sized bedrooms, this home offers plenty of room for everyone. The shower room and separate downstairs cloakroom ensure convenience for busy mornings for family life.

Outside, the property has a good sized garden with access to the rear with an electric gate providing car access and potential to park one vehicle at the end of the garden. To the front of the gate there is a crossover which the current owners use to park on. The property is ideally situated close to local amenities, shops schools for all ages and transport links including Ifield train station within easy reach and bus services.

With its thoughtful layout and welcoming environment, this property is ready to become your new home. Don't miss the opportunity to view this charming residence in Gossops Green.



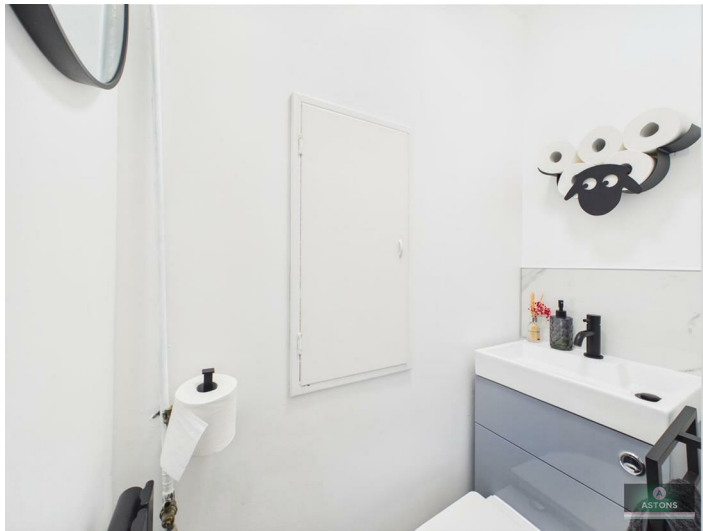
Hallway

Front door, wood flooring, double glazed window to the front, under stairs bespoke pull out storage, storage cupboards housing gas fired boiler and space for a washing machine, doors to:



Downstairs Cloakroom

White suite comprising a Saniflo wc with built in hand basin and mixer tap, radiator.



Kitchen/Dining

Range of base and eye level modern white handle-less units with work surfaces over and tiled splashbacks, inset one and a half bowl sink unit with a flexible shower style mixer tap, space for a range style cooker and American style fridge/freezer, integrated dishwasher, double glazed window to the rear, double glazed French casement doors to the garden, wood flooring, vertical radiator, recessed down lighters, door to:

Living Room

Double glazed window to the front, vertical radiator.

Landing

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

Bedroom One

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

Bedroom Two

Double glazed window to the rear, radiator.



Bedroom Three

Double glazed window to the front, radiator, over stairs cupboard.



Shower Room

Refitted white suite comprising a walk-in shower cubicle with a mixer shower unit with a fixed rainfall and separate hand held head, hand basin with a waterfall style mixer tap, wc, part tiled walls, heated towel rail, wall unit, recessed down lighters, extractor fan, two obscured double glazed windows.

To The Front

Walled boundary with a path to the front door with stone chipped areas to either side.

Rear Garden

Paved patio area adjacent to the house leading to an artificial lawned area, to the rear there is a pergola with decked area which could become a further parking space, shed, electric gate to driveway.







Parking

There is a crossover to the rear of the property which leads to the gated access to the rear garden. The current owners park on the crossover.



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

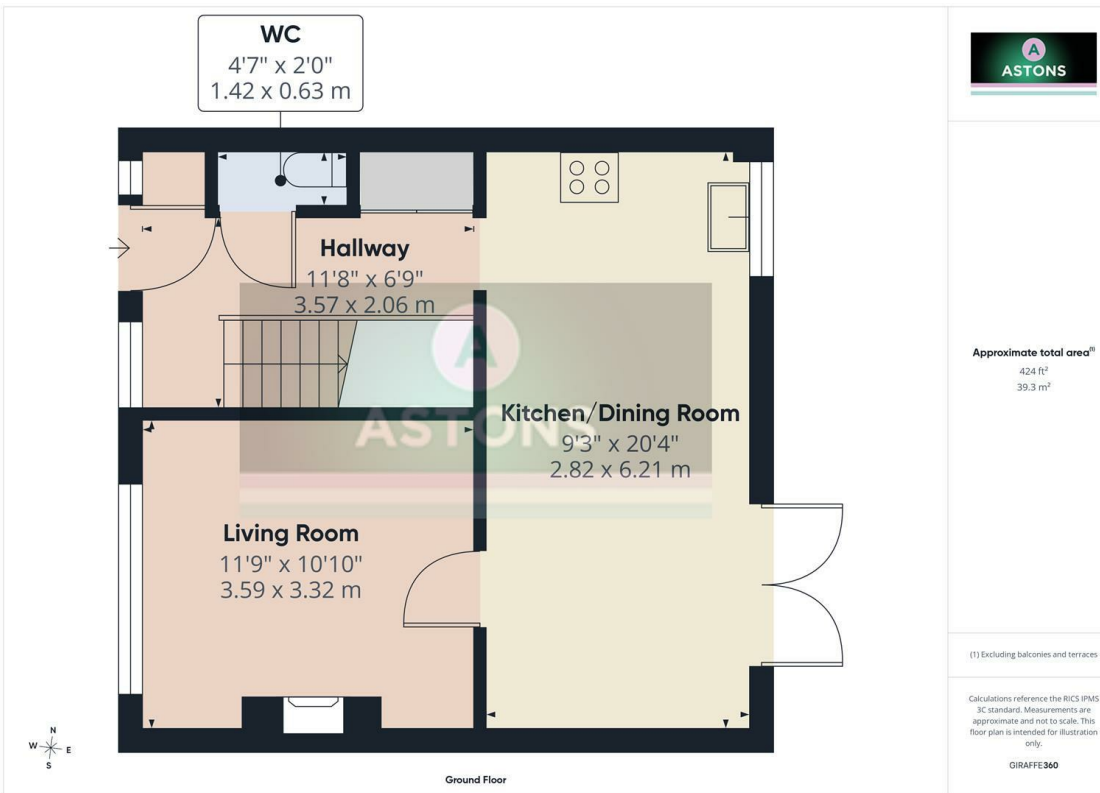
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

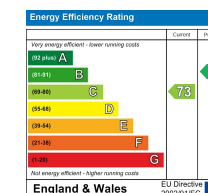
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.



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