



ASTONS



Bedivere Road
Crawley, West Sussex RH11 0FY

£220,000

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Nestled on the charming Bedivere Road in Crawley, this delightful top floor flat offers a perfect blend of modern living and comfort. Built in 2018, the property boasts a contemporary design and is ideal for individuals or couples seeking a cosy home.

Spanning an area of 560 square feet, the house features a well-appointed reception room that provides a welcoming space for relaxation and entertaining. The single bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs.

The location is particularly appealing, with easy access to local amenities, transport links, and green spaces, making it a convenient choice for those who appreciate both tranquillity and accessibility. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to own a stylish home in a desirable area. Offered to the market with no onward chain.

Entrance Hall

Front door, security entry phone system, radiator, double glazed floor to ceiling window, large storage cupboard, thermostat, doors to:

Kitchen/Living Room

Kitchen Area-range of base and eye level white fronted units with work surfaces over, under unit lighting and matching splashbacks, stainless steel inset sink with a mixer tap and drainer, built in stainless steel oven with a four ring gas hob over, tiled splashbacks and stainless steel extractor hood above, integrated fridge/freezer, dishwasher and washing machine, unit housing the gas fired combination boiler, double glazed windows to front and side, patio door to balcony.

Bedroom

Double glazed floor to ceiling window to the front, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit, W.C. pedestal hand basin with a mixer tap, part tiled walls, tiled flooring, obscure double glazed window, extractor fan, radiator.

Parking

There is an allocated parking space to the rear of the building and visitor spaces.

Anti Money Laundering

In accordance with the requirements of

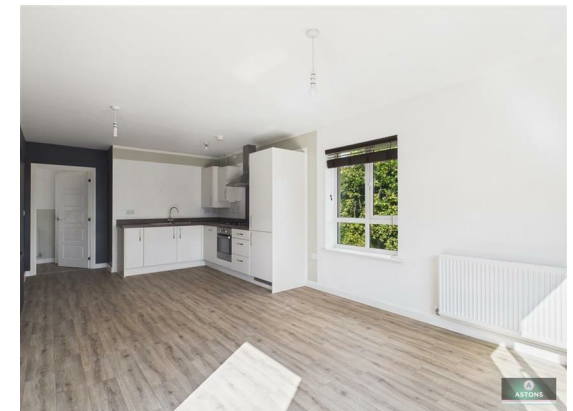
the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each 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.





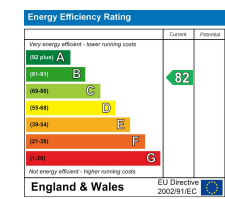
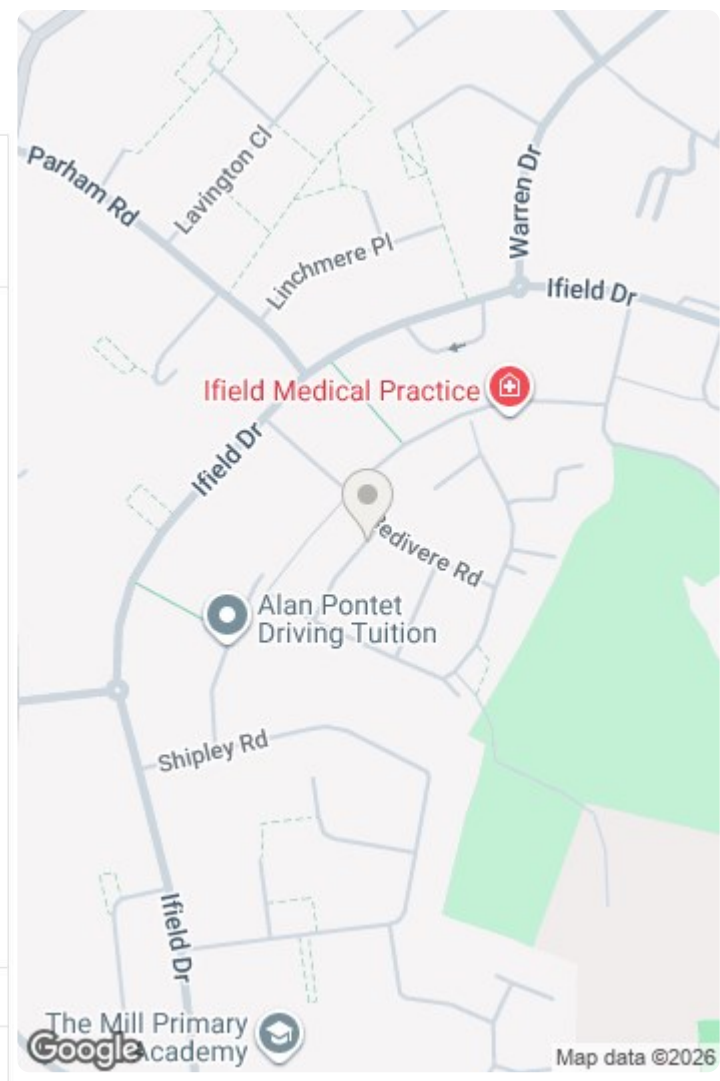
Approximate total area¹⁾
 546 ft²
 50.7 m²

Balconies and terraces
 55 ft²
 5.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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