



ASTONS



Fulmar Close
Crawley, West Sussex RH11 0SF

Offers In Excess Of £350,000

Astons are delighted to market this beautifully presented three bedroom end of terrace house, situated within the ever popular residential area of Ifield, located close to local amenities and transport links. Inside this wonderful home features a light and airy living room, a refitted kitchen/dining room, a refitted downstairs cloakroom, three excellent sized bedrooms and refitted shower-room, to the rear is tranquil private garden. Additional benefits of this property include gas central heating and upvc double glazed windows.



Entrance porch

Front door opening to entrance porch, space, power and plumbing for tumble dryer, access to storage cupboard, obscure double glazed door to:

Hallway

Wood effect laminate flooring, radiator, stairs to first floor, units at base level, doors to:

Downstairs Cloakroom

Refitted suite comprising of w/c, wash hand basin with mixer-tap, heated towel rail, obscure double glazed window to front aspect, tiled walls, tiled floor.



Living Room

Light and airy room with double glazed windows to front aspect, radiator.



Kitchen/Dining Room

Refitted with a range of units at base and eye level, range of integrated appliances including dishwasher, cooker with induction hob and under counter fridge and freezer, butler sink with stainless steel mixer-tap, part tiled walls, coving, wood effect laminate flooring, radiator, double glazed windows to rear aspect, obscure double glazed patio door to rear garden.



Landing

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

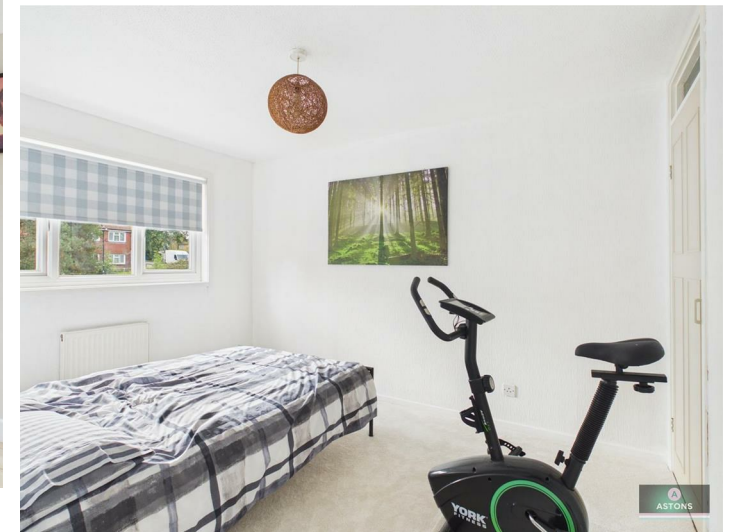
Bedroom One

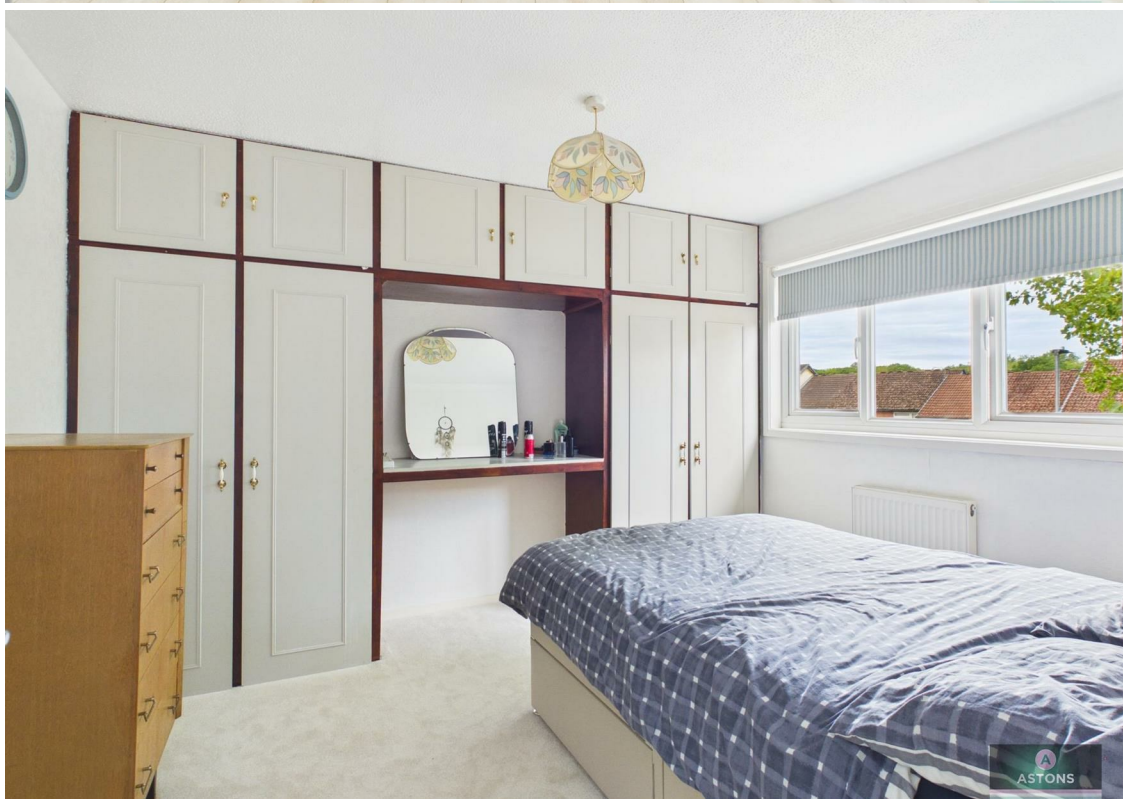
Double glazed windows to rear aspect, radiator, fitted wardrobes.



Bedroom Two

Double glazed windows to front aspect, radiator, access to in-built cupboard.





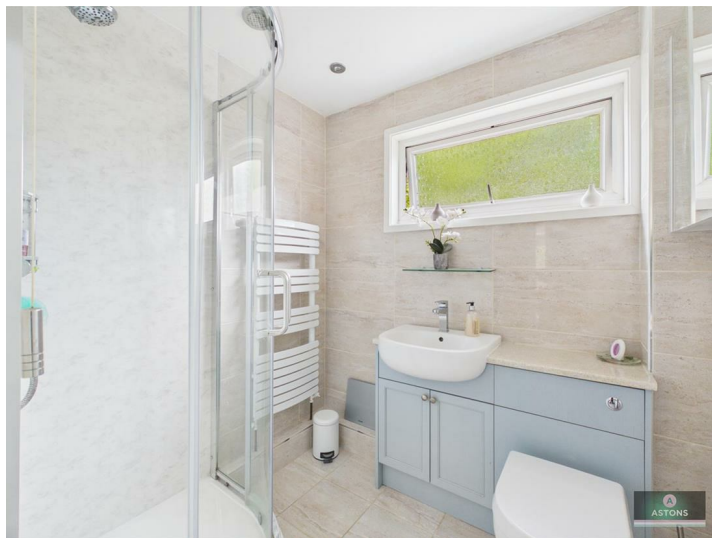
Bedroom Three

Double glazed window to front aspect, radiator.



Shower-Room

Refitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower-unit, heated towel rail, part tiled and part paneled walls, tiled floor, obscure double glazed window to rear aspect.



To The Rear

Patio area adjacent to property, outside tap, lawn garden, fence and wall enclosed with side gate access.



To The Front

Patio area adjacent to property, dwarf wall enclosed.



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

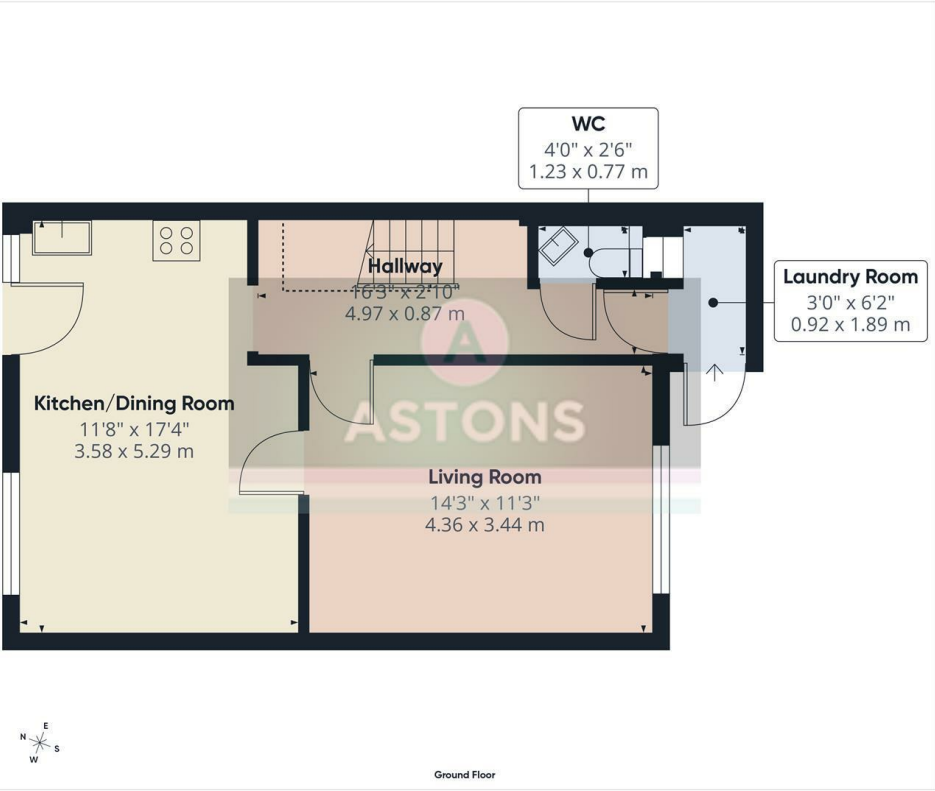
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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 area⁽¹⁾
467 ft²
43.3 m²

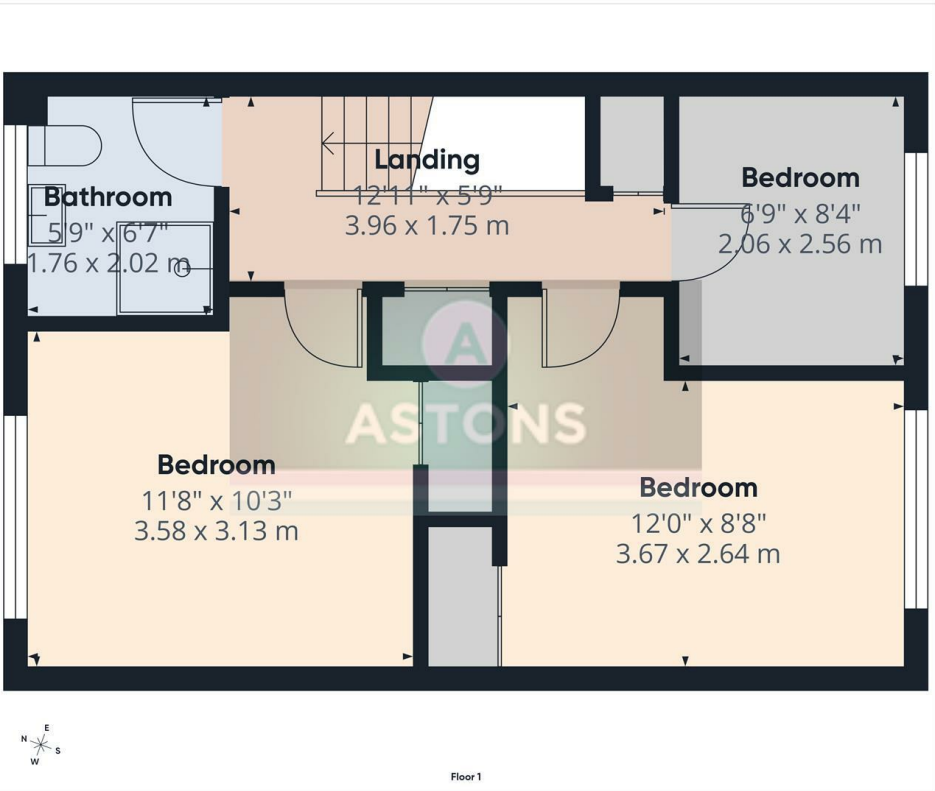
Reduced headroom
17 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom:
----- Below 5 ft/1.5 m

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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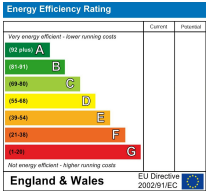
Approximate total area⁽¹⁾
415 ft²
38.5 m²

(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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Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

