



ASTONS



Prestwick Close
Crawley, RH11 0UH

Offers In Excess Of £325,000

Prestwick Close, Crawley, RH11 0UH

Welcome to this charming terraced house located on Prestwick Close in the desirable area of Ifield, Crawley. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The room is well-lit, creating a pleasant atmosphere for everyday living. The house features two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The property also benefits from a modern bathroom, replacement doors and windows throughout the property 3 years ago and new roof insulation.

Entrance Hall

Composite front door, wood laminate flooring, radiator, coving, storage cupboard, stairs to first floor landing, door to lounge, open to kitchen.

Kitchen

Fitted with a range of floor and eye level units, inset stainless steel sink with mixer tap, space for electric cooker with tiled splash back and extractor fan, space and power for under counter fridge and freezer, space and plumbing for washing machine, double glazed window to front, tiled floor.

Living Room

Sliding patio doors to garden, wood laminate flooring, radiator, coving.

Landing

Loft access, coving, door to;

Bedroom One

Double glazed windows to rear aspect, radiator, coving.

Bedroom Two

Double glazed windows to front aspect, airing cupboard housing boiler, radiator.

Bathroom

White suite comprising of w/c with enclosed cistern, hand basin with mixer tap and vanity unit below, panel enclosed bath with shower attachment and glass shower screen, part tiled walls, tiled flooring.

To The Front

One allocated parking space.

To The Rear

Low maintenance garden with two decked areas and artificial grass, rear gate access.

Anti Money Laundering

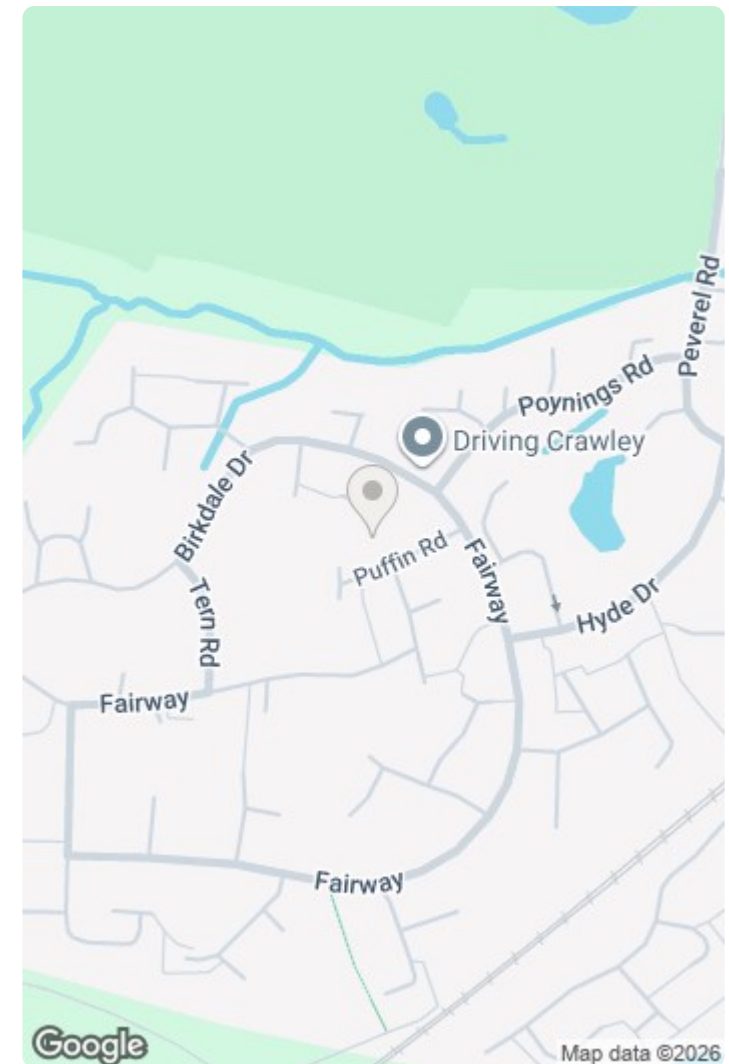
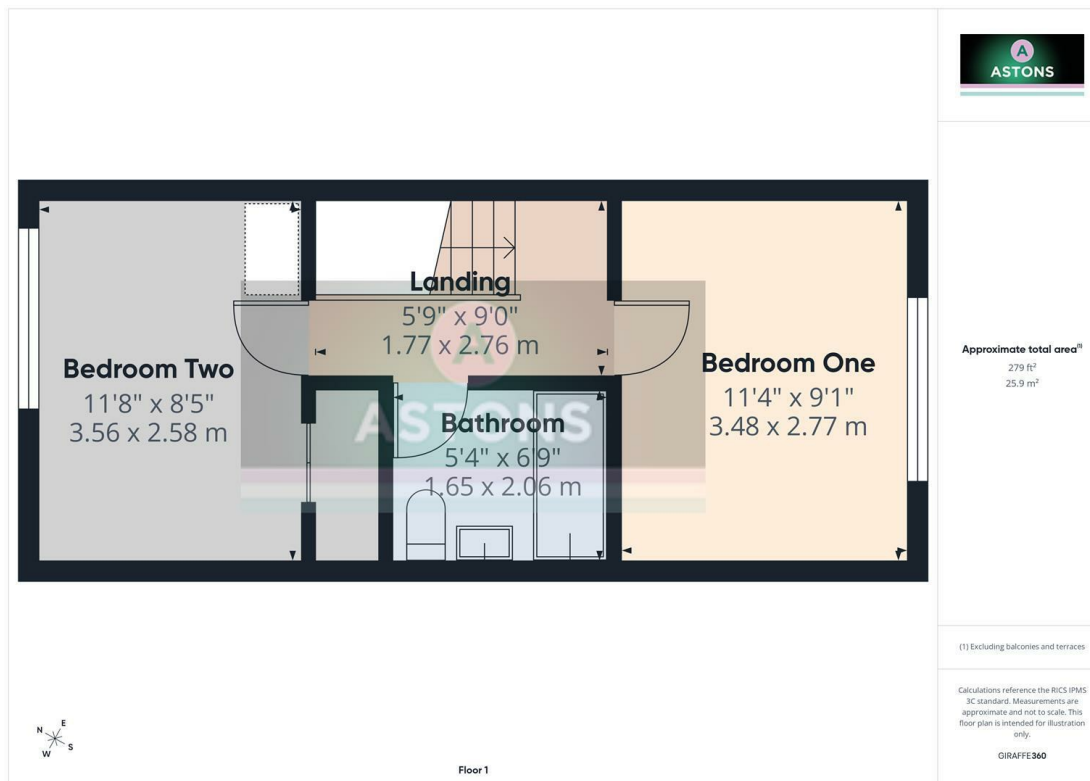
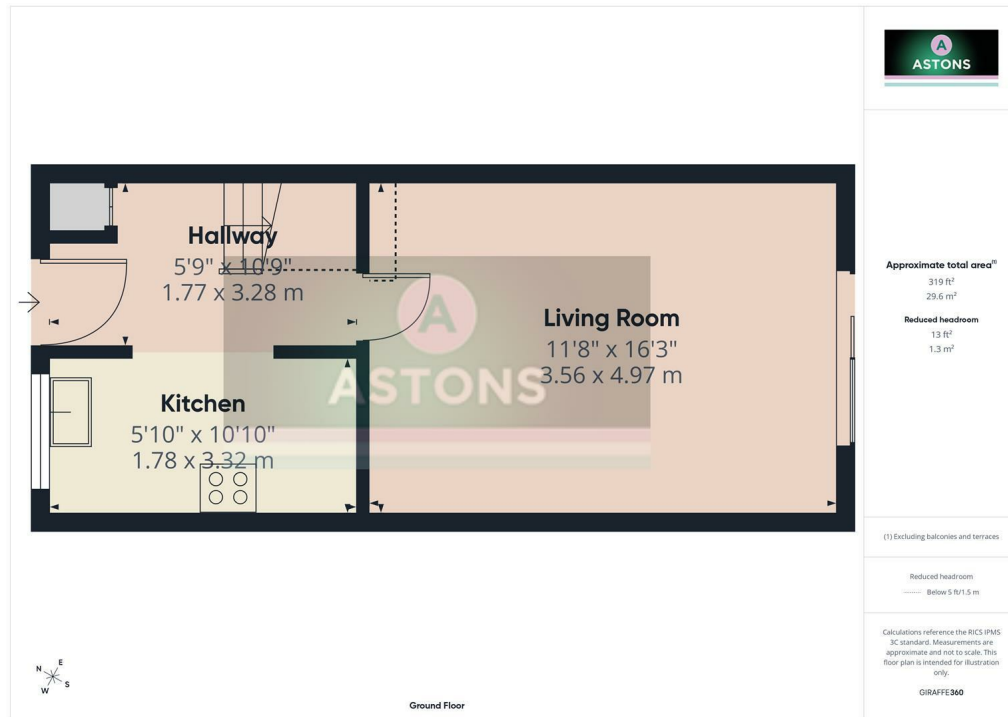
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity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





Energy Efficiency Rating		
Total energy efficient - lower running costs	Current	Potential
92-100 A		85
81-91 B		
69-80 C	80	
55-68 D		
49-54 E		
39-48 F		
31-38 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

