



# ASTONS



**Mannings Close  
Pound Hill, RH10 3TX**

## Guide Price £400,000

\*\*\* Guide price £400,000-£425,000 \*\*\*

Astons are pleased to offer this of three/four bedroom end-terrace house to the market. The property is situated in a cul de sac location within the popular Pound Hill area of Crawley and benefits from an additional downstairs reception room which could be used as an office, playroom or bedroom four. With three well-proportioned bedrooms on the first floor, this property is ideal for families or those seeking extra space.

Outside the property offers a good sized driveway to the front and to the rear there is an enclosed garden with side access gate.

Mannings Close is ideally situated close to local amenities, schools, and parks. This home presents an excellent opportunity for those looking to settle in a friendly area with a welcoming atmosphere. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

## Mannings Close, Pound Hill, RH10 3TX

### Entrance Porch

Double glazed front door and double glazed windows to the sides, radiator, tiled floor, door to:

### Hallway

Double glazed window to the side, two radiators, wood effect flooring, stairs to the first floor, doors to:

### Bedroom Four/Office

Double glazed window to the front, radiator, recessed down lighters, wood effect flooring.

### Living/Dining Room

Double glazed French doors to the garden with double glazed windows to either side, wood effect flooring, coving, two radiators, under stairs cupboard, door to:

### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, inset sink with a flexible mixer tap and drainer, built in eye level double oven, gas hob with a stainless steel extractor hood above, space for a fridge/freezer and a washing machine, tiled floor, double glazed window to the rear.

### Landing

Access to the part boarded loft space via a pull down ladder, doors to:

### Bedroom One

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

### Bedroom Two

Double glazed window to the rear, wood effect flooring, radiator, fitted wardrobes to one wall.

### Bedroom Three

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

### Bathroom

White suite comprising a panel enclosed bath with a shower over, hand basin with a mixer tap, wc with a concealed cistern, part tiled walls, tiled floor, heated towel rail, obscured double glazed window, recessed down lighters, shaver point.

### To The Front

Driveway with parking for two cars, path leading to the side access gate.

### Rear Garden

Patio area adjacent to the rear of the house, the rest of the garden is lawned with fence enclosed borders, shed to the rear, side access gate to the front.

### 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.

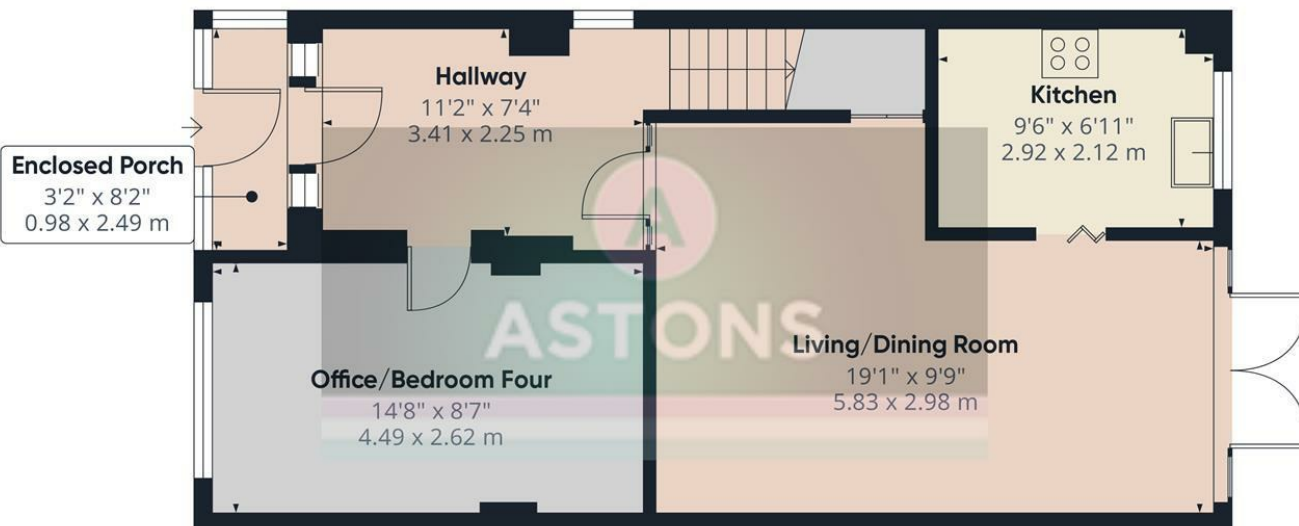
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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<sup>(1)</sup>  
564 ft<sup>2</sup>  
52.4 m<sup>2</sup>

(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.

GIRAFFE360



Ground Floor

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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