ASTONS

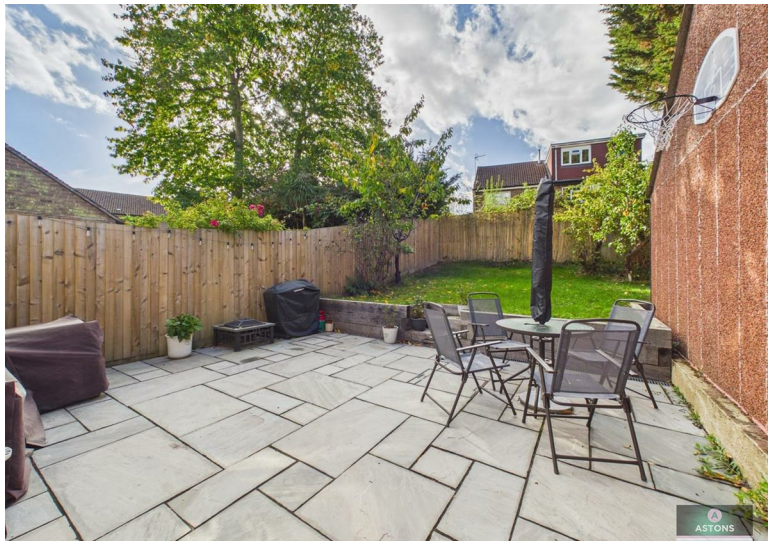


Heathfield
Crawley, West Sussex RH10 3UU

£425,000

Astons are delighted to market this renovated three bedroom semi detached house, situated within the ever popular residential area of Pound Hill, conveniently located within close proximity of local amenities, schools and transport links. Inside this wonderful home features a light and airy living room, a refitted kitchen/dining room, three excellent sized bedrooms and a refitted bathroom, to the rear is a tranquil garden which boasts side gate access, to the front is a driveway and garage.







Entrance Porch
Replacement composite front door opening to entrance porch with double glazed windows to front aspect, vinyl floor, door to:

Hallway
Wood effect laminate flooring, radiator, access to storage cupboard, stairs to first floor, door to:



Living Room
Light and airy room with double glazed windows to front aspect, feature wall radiator, wood effect laminate flooring, opening to:



Kitchen/Dining Room
Refitted with a range of units at base and eye level, integrated appliances including dishwasher, fridge-freezer, cooker, induction hob, extractor fan, composite sink with mixer-tap and drainer, access to understairs cupboard, wood effect laminate flooring, feature wall radiator, double glazed windows to rear aspect, double glazed french doors to rear garden.



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

Bathroom
Refitted three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, enclosed bathtub with mixer-tap and shower unit, heated towel rail, part tiled walls, obscure double glazed window to rear aspect.



Bedroom One
Double glazed windows to front aspect, coving, radiator.



Bedroom Two
Double glazed windows to rear aspect, coving, radiator.


ASTONS


ASTONS


ASTONS


ASTONS



Bedroom Three
Double glazed windows to front aspect, coving, radiator.



To The Rear
Patio area adjacent to property, outside tap and power point, raised sleepers leading to lawn garden, fence enclosed with side gate access.



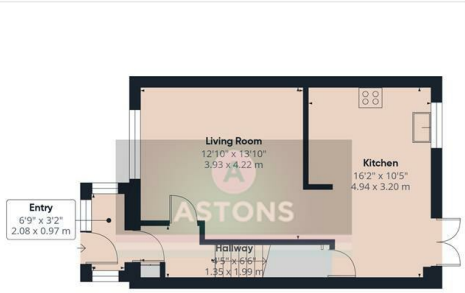
Garage
With up and over door, power and light.

To The Front
Driveway offering parking for two vehicles, lawn front garden.



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.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

ASTONS

Approximate total area(1)

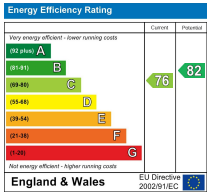
910 ft²

84.5 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.

GIRAFFE360



RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

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)

The Property Ombudsman

ClientMoney Protect