



ASTONS



Ash Keys
Crawley, West Sussex RH10 6TJ

£259,950

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Astons are delighted to market this redecorated two bedroom end of terrace house, situated within the ever popular residential area of Southgate. Located within close proximity of the town center and twenty four hour bus routes, within 0.3 miles of Crawley train station, easy access to motorways and routes to the coast. Inside this property features a light and airy living room, a fitted kitchen, a fitted bathroom and private rear garden with side gate access. Additional benefits of this home include gas central heating, upvc double glazing and an allocated parking space, this property is offered to market with no onward chain.

Entrance Porch

Obscure double glazed front door opening to entrance porch, stairs to first floor, opening to:

Living Room

Double glazed windows to front door, radiator, access to under-stairs cupboard, opening to:

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, cooker and fridge-freezer, stainless steel sink with drainer, wall mounted gas fire boiler, part tiled walls, radiator, vinyl floor, double glazed windows to rear aspect, double glazed patio door to rear garden.

Landing

With access to loft space, doors to:

Bedroom One

Double glazed windows to rear aspect, radiator, access to airing cupboard.

Bedroom Two

Double glazed windows to front aspect, radiator.

Bathroom

Suite comprising of w/c, wash hand basin, enclosed bathtub with mixer-tap and shower unit, part tiled walls, vinyl floor, obscure double glazed window, radiator.

To The Rear

Courtyard garden, fence enclosed with side gate access.

To The Front

Lawn front garden with patio path to front door.

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

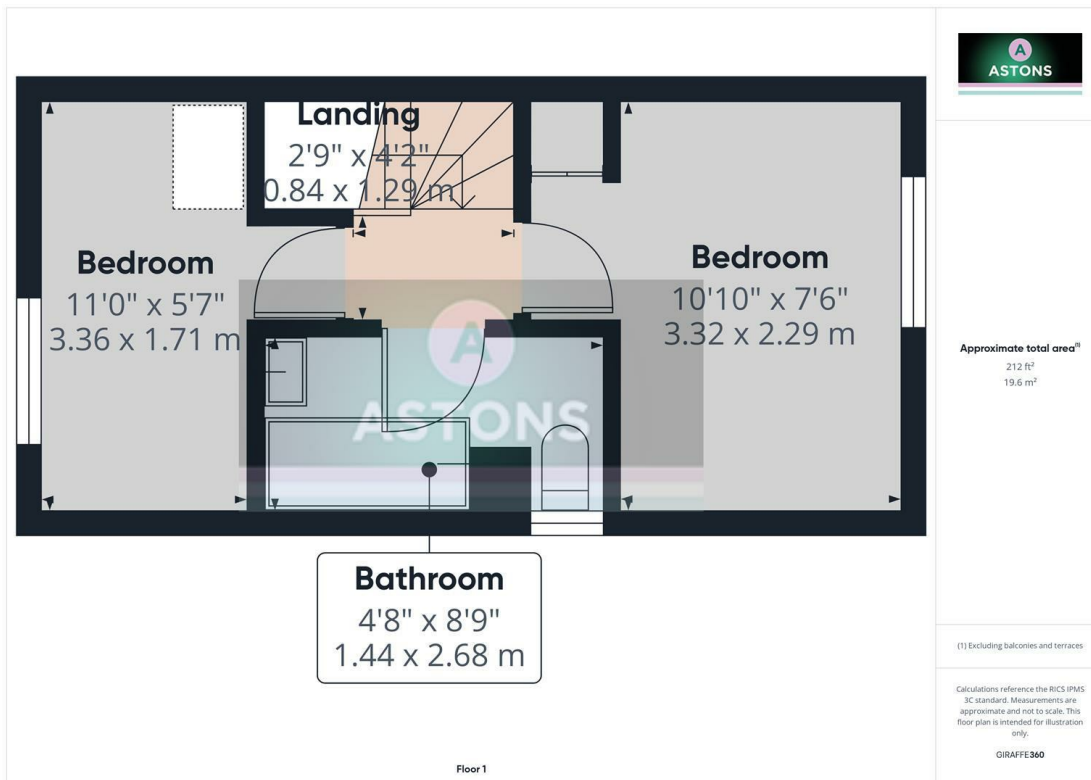
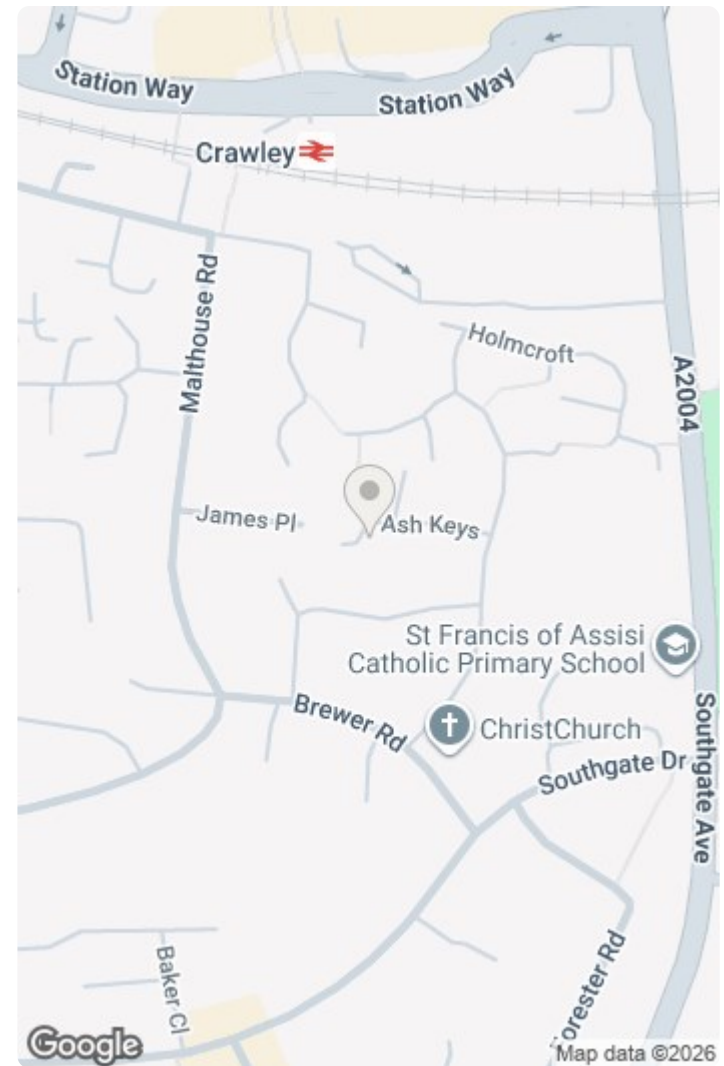
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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		
Energy efficient - lower running costs	Current	Potential
21-24 A		
18-20 B		
13-17 C		
10-12 D		
7-9 E		
4-6 F		
1-3 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

