



ASTONS



Stable Close
Crawley, West Sussex RH10 7QN

Offers In Excess Of £360,000

Astons are delighted to market this charming two bedroom end of terrace house, situated within the ever popular residential area of Maidenbower, located within close proximity to local amenities, parks, schools and transport links. Inside this well presented home features a light and airy living room, a dining room, a fitted kitchen, a fitted downstairs cloakroom, two excellent sized bedrooms and a fitted bathroom. To the rear is a tranquil garden with side gate access, to the front is parking for three vehicles, this wonderful property is offered to market for no onward chain.



Entrance Hall

Replacement composite front door, opening to entrance hall, doors to:

Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with mixer-tap, under counter unit and splash back tiles, radiator, wood effect laminate flooring, obscure double glazed window to front aspect, access to in-built cupboard.



Living Room

Light and airy room with double glazed window to front aspect, radiator, coving, stairs to first floor landing, door to:



Dining Room

Double glazed sliding patio door to rear garden, wood effect laminate flooring, radiator, opening to:



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher, cooker and fridge-freezer, sink with stainless steel mixer-tap, double glazed window to rear aspect, vinyl floor.



Landing

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

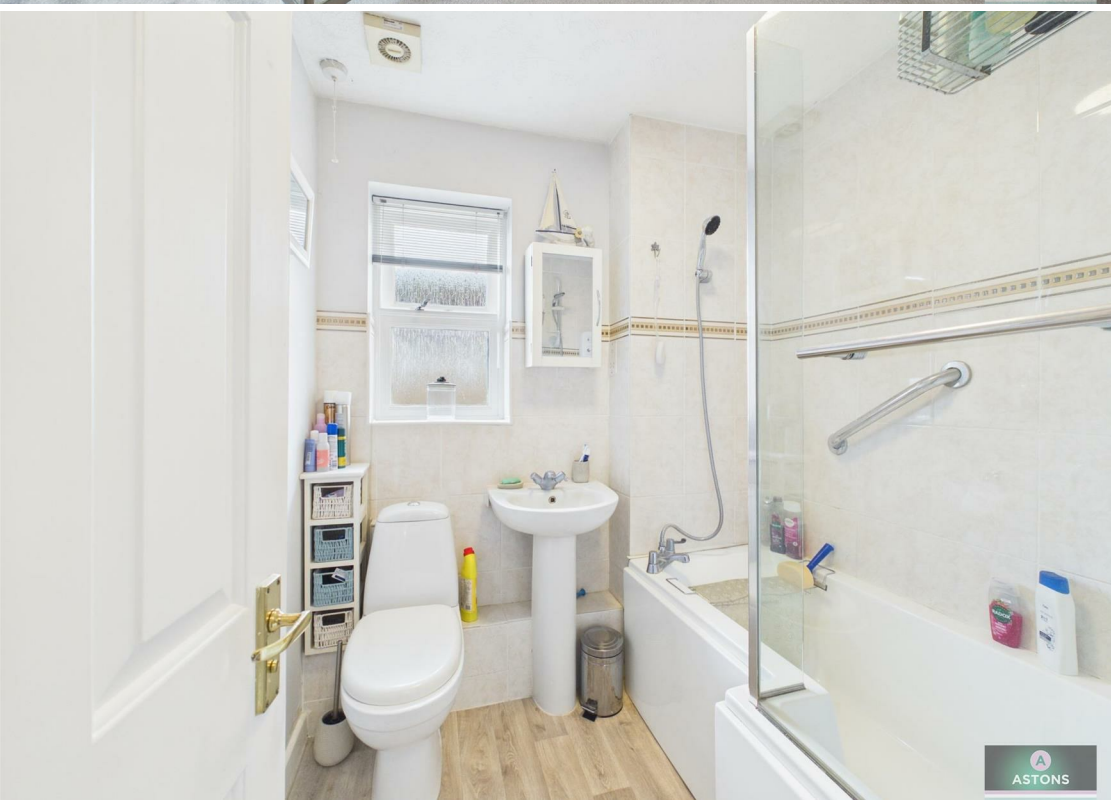
Bedroom One

Double glazed windows to front aspect, radiator, access to in-built wardrobe with sliding mirrored doors, coving.



Bedroom Two

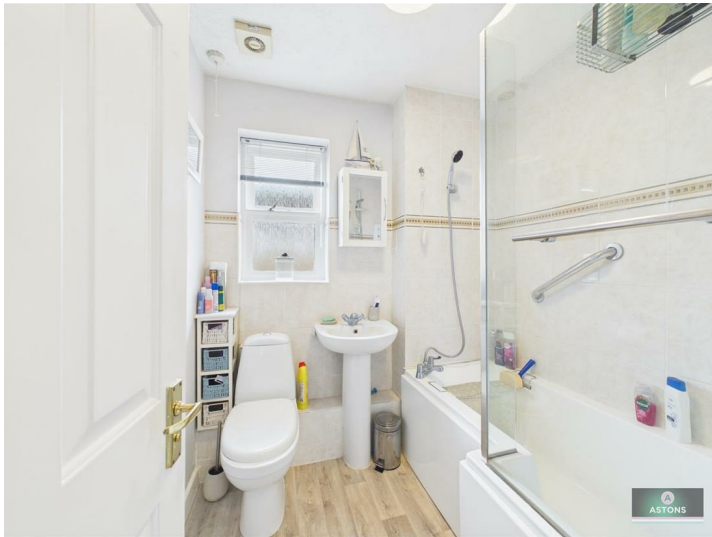
Double glazed windows to rear aspect, coving, radiator, access to in-built wardrobe.





Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap and shower unit, radiator, extractor fan, part tiled walls, obscure double glazed window to rear aspect.



To The Rear

Patio area adjacent to property with outside tap, lawn garden with patio path leading to shed, fence enclosed with side gate access.



To The Front

With parking for up to three vehicles.



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.

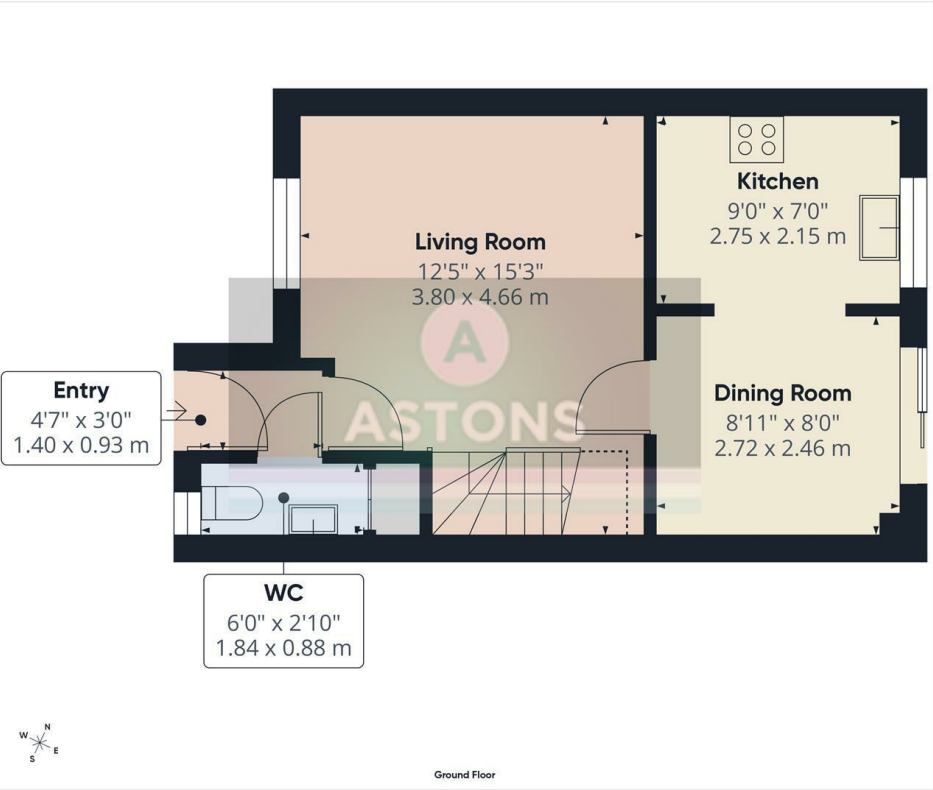
Disclaimer

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⁾
349 ft²
32.5 m²

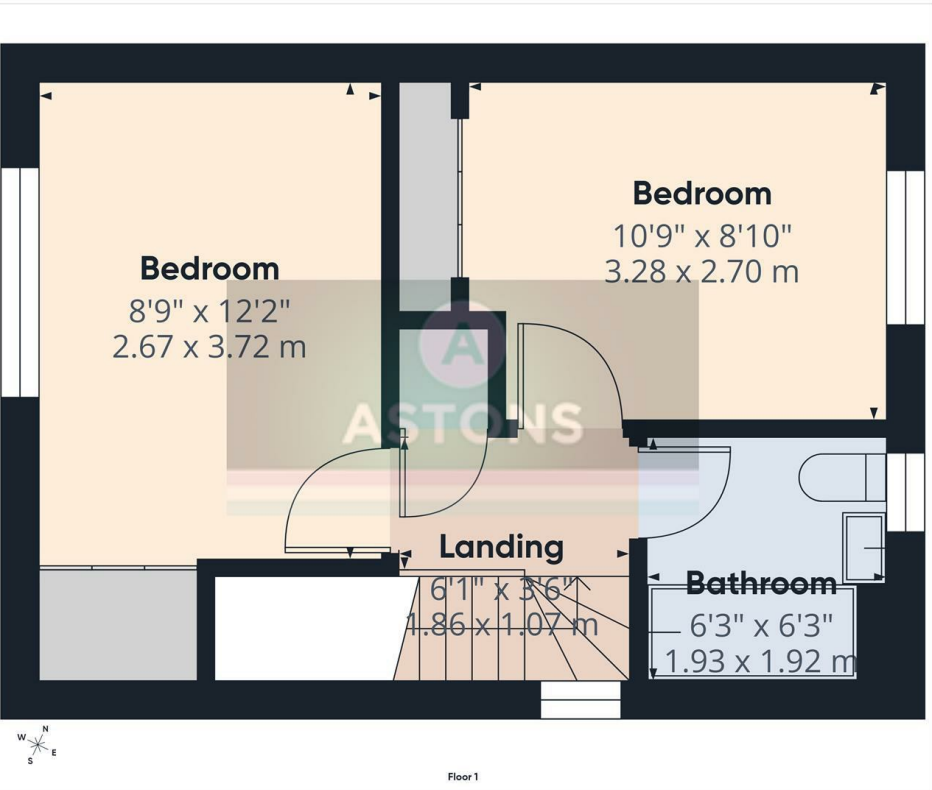
Reduced headroom
12 ft²
1.1 m²

(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⁾
289 ft²
26.7 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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