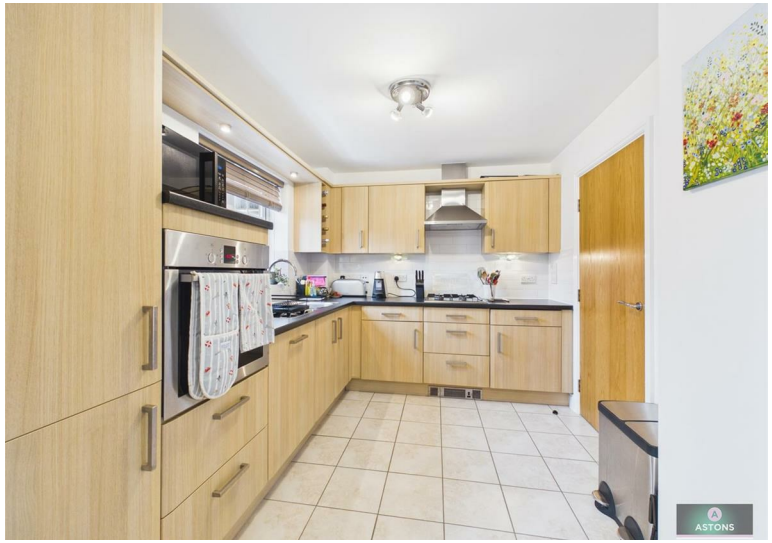
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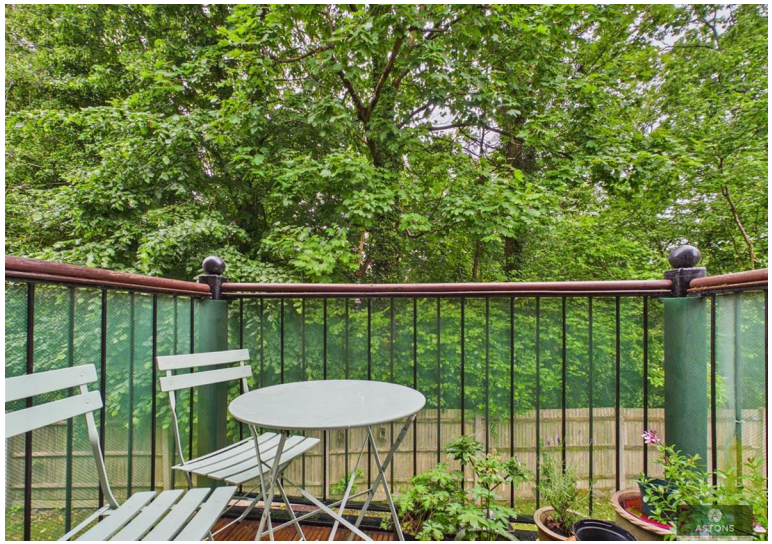


Barn Close
Crawley, West Sussex RH10 7PE

£280,000

*** This ideal property is marketed with no onward chain ***
Astons are delighted to market this simply exquisite, two bedroom, first floor, executive apartment, located within a private block on a charming estate, situated within close proximity of transport links and local schools. Inside this wonderful property features a light and airy living room which boasts access to a private south facing balcony, a fitted kitchen/dining room, a fitted bathroom and two excellent sized bedrooms with bedroom one boasting a fitted en-suite. Additional benefits of this exclusive flat include gas central heating, upvc double glazing, ample storage and an allocated parking space.







Entrance Hallway

Front door opening to hallway which comprises of radiator, access to coat cupboard and storage cupboard which features a wall mounted gas fire boiler, doors to:



Living Room

Light and airy room with double glazed windows to front aspect, radiator, double glazed french doors to private, south facing balcony which overlooks communal grounds, internally sliding doors to:



Kitchen/Dining Room

Fitted with a range of units at base and eye level, range of integrated appliances including washing machine, dishwasher, fridge-freezer and cooker, gas hob with stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, part tiled walls, radiator, double glazed windows to side aspect, tiled floor.



Bedroom One

With double glazed windows to rear aspect, radiator, access to in-built wardrobe, door to:



En-Suite

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap, walk-in shower with shower unit, heated towel rail, extractor fan, part tiled walls, tiled floor.











Bedroom Two
With double glazed windows to rear aspect, radiator, access to in-built wardrobe.



Bathroom
Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap, enclosed bathtub with mixer-tap, heated towel rail, extractor fan, part tiled walls, tiled floor



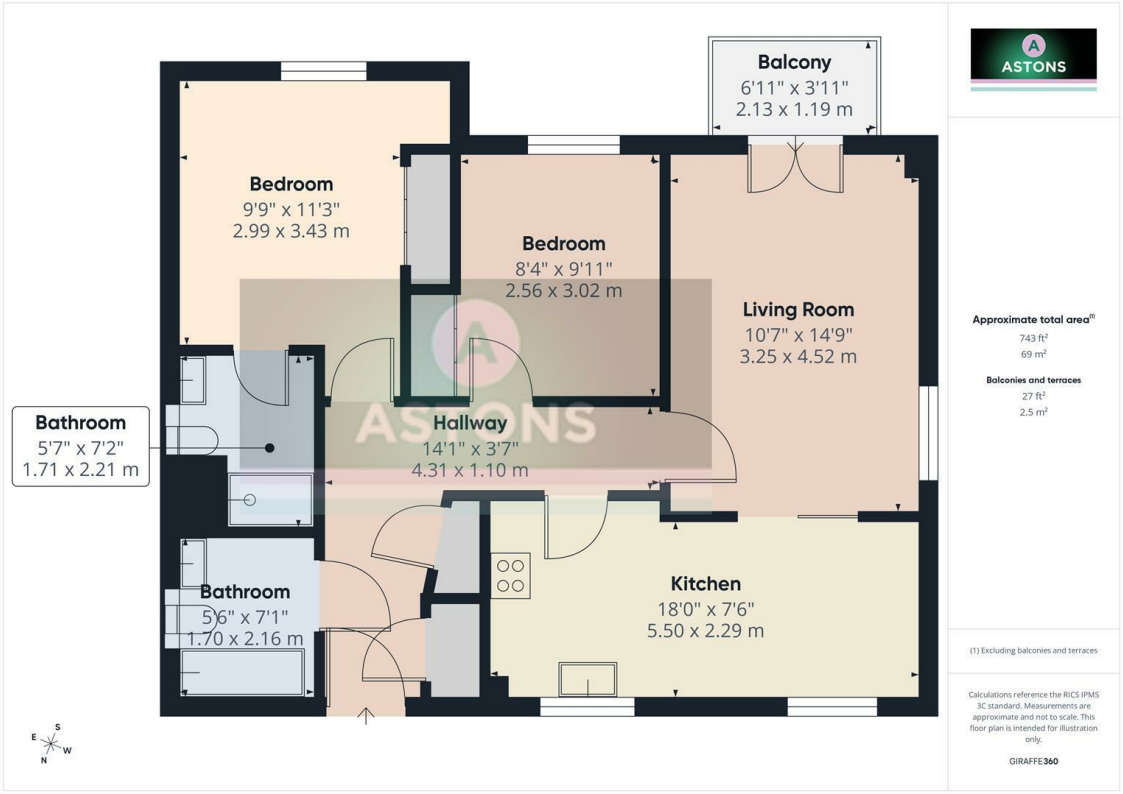
Allocated Parking
This property comes with one allocated parking space.



Communal Areas
Access to communal grounds, brick bike and storage shed and visitor parking.

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.



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Approximate total area(1)

743 ft²
69 m²

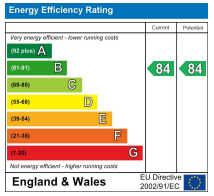
Balconies and terraces

27 ft²
2.5 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.

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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)

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