



Binney Court
Pound Hill, Sussex RH10 3UZ
£295,000

Astons are pleased to offer this well presented two bedroom house which is situated in a cul de sac within the Pound Hill area of Crawley. The property benefits from a refitted kitchen with integrated oven and hob and from a refitted white bathroom suite. The house offers open plan living accommodation and further benefits from upvc double glazed windows, a replacement front door and gas warm air heating. Outside the house has an enclosed garden with rear access and a garage located in a near by block.



Lounge/Dining Room

Double glazed window to the front, double glazed front door, laminate wood flooring, thermostat, under stairs cupboard, open through to:



Kitchen

Range of refitted base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, built in stainless steel oven with hob over and stainless steel extractor hood above, space for a fridge/freezer and washing machine, gas warm air boiler, double glazed window to the rear, double glazed door to the garden, stairs to:



Landing

Access to the loft space, airing cupboard, doors to:

Bedroom One

Double glazed window to the front, wood effect flooring.



Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit above with a fixed rainfall head and separate hand held head, hand basin with a mixer tap and vanity unit below, W.C, part tiled walls, recessed down lighters, tiled floor.

Bedroom Two

Double glazed window to the rear, laminate wood flooring, cupboard.



Bedroom Two

Double glazed window to the rear, laminate wood flooring, cupboard.



To The Front

Paved area to the front leading to the front door.



Rear Garden

Paved patio adjacent to the rear of the house, paved path leading to the rear with lawned area to the side, fence enclosed borders, rear access gate.



Garage

Located in a nearby block and has an up and over door.

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.

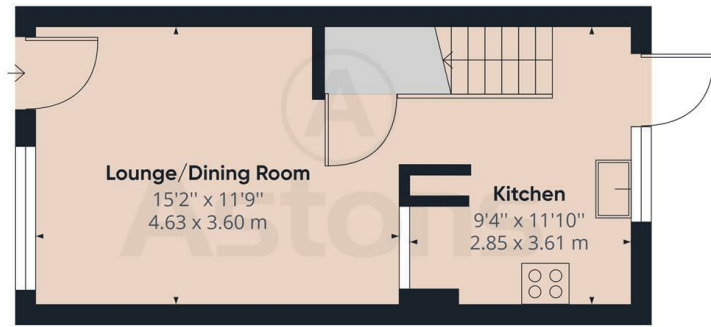
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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 £150 per transaction

- Open Convey panel £150 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.



Lounge/Dining Room
15'2" x 11'9"
4.63 x 3.60 m

Kitchen
9'4" x 11'10"
2.85 x 3.61 m

Ground Floor



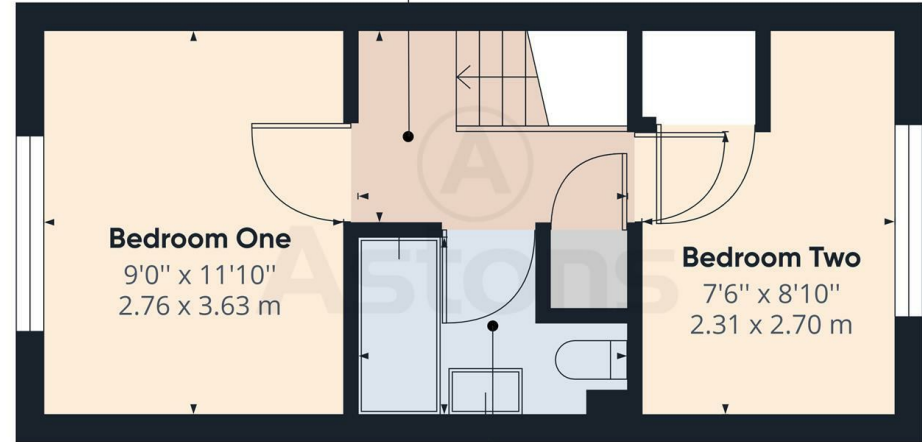
Approximate total area⁽¹⁾
292.47 ft²
27.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Landing
7'11" x 5'11"
2.43 x 1.80 m



Bedroom One
9'0" x 11'10"
2.76 x 3.63 m

Bedroom Two
7'6" x 8'10"
2.31 x 2.70 m

Bathroom
7'10" x 5'6"
2.41 x 1.69 m

Floor 1



Approximate total area⁽¹⁾
268.00 ft²
24.90 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

