



Alpha Road  
West Green, West Sussex RH11 7BH

Offers In The Region Of £450,000



An opportunity to purchase an individual, character property, which was originally two houses, ideally situated close to the town centre and Crawley train station. The house tremendous potential for any perspective purchasers with the possibility of building a separate dwelling to the rear, (accessed via Princess Road- and subject to planning), or to convert it back to two residences. The property currently offers good sized, flexible accommodation which can be adapted to suit the individuals needs. There are four bedrooms, two bathrooms three reception rooms and a light, airy kitchen/breakfast room. To the rear there is an attractive, enclosed garden with a detached double garage to the rear and parking for three to four cars accessed via an electric gate.





### Study/Office

Front door, ash window to the front, radiator.

### Sitting Room

Stairs to the first floor, open fireplace with stone surround, open through to the kitchen, radiator, door to:

### Kitchen/Breakfast Room

Range of wood panel fronted units with work surfaces over and tiled splash backs, inset sink with a mixer tap and drainer, built in eye level double oven, four ring gas hob with an extractor hood above, space for a fridge, double glazed window windows and door to the rear garden, further double glazed window to the side, tiled floor, breakfast seating area with a glazed roof.

### Utility Room

Wood work surface to one side with space below for a washing machine and freezer, tiled floor, double glazed velux window, doors to:

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin, W.C, radiator, obscure double glazed window and double glazed velux window.

### Lounge

Ash window to the front, double glazed french casement doors to the garden with feature "wagon wheel" window to the side, radiator, wall lights, door to study with ornate stained glass inset.

### Landing

Access to the loft space, doors to:

### Bedroom One

Sash window to the front.

### Bedroom Two

Sash window to the front, wooden mantel fire surround, radiator.

### Bedroom Three

Double glazed window to the rear, radiator, period style fireplace, (not operational),.

### Bedroom Four

Double glazed window to the rear, cupboard, further cupboard housing gas fired boiler and hot water tank.

### Shower Room

White suite comprising a corner shower cubicle, pedestal hand basin with a mixer tap, W.C. tiled splash backs, recessed lights, stained glass insets with borrowed light from bedroom three.

### Rear Garden

Brick and paved patio adjacent to the rear of the house, side access gate, external tap, leading to a lawned area with plant and shrub borders, path to the rear, further patio area, personal door to the garage and gate leading to the parking area, fence enclosed.



### Detached Double Garage/Workshop

With power and light, two sets of swing double doors, personal door to the rear.



### Parking Area

Accessed via a sliding electric gate with parking for three to four cars which leads to the garage.



### 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.



**Astons**

Approximate total area<sup>(1)</sup>1799.45 ft<sup>2</sup>167.17 m<sup>2</sup>

Reduced headroom

11.45 ft<sup>2</sup>1.06 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360

