



Crossways Close
Three Bridges, West Sussex RH10 1QN

£1,400

Astons are delighted to market this charming and incredibly well presented two double bedroom end of terrace house located within the popular residential area of Three Bridges, Crawley, within close proximity of local schools, amenities and transport links, just 0.6 miles walk to Three Bridges mainline train station. Inside this property feature a light and airy living room which flows through to dining room, a refitted kitchen, two excellent sized double bedrooms, a refitted bathroom and a separate W/C. To the rear is a generously sized landscaped garden with a well-proportioned side plot with side gate access. *

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Entrance Hallway

Front door, radiator, engineered oak wood flooring, double glazed windows to side aspect, access to under stairs storage cupboard, stairs to first floor landing, opening to:

Living Room



Double glazed windows to front aspect, engineered oak wood flooring, radiator, opening to:

Dining Room



Engineered oak wood flooring, double glazed french doors to rear garden, radiator, opening to:

Kitchen



Fitted with a range of units at base and eye level, butler sink with stainless steel mixer-tap, space, power and plumbing for dishwasher, integrated 'Neff' oven with gas hob and stainless steel extractor hood, granite work-tops, tile effect vinyl flooring, double glazed windows to rear aspect, double glazed patio door to side access.

Landing

Access to airing cupboard and loft space, double glazed windows to side aspect, doors to:

Bedroom One



Double glazed windows to front aspect, radiator.

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Bedroom Two



Double glazed windows to rear aspect, radiator.

Bathroom



Refitted white suite comprising of wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, tile effect vinyl flooring, tiled walls, obscure double glazed window to front aspect.

Separate W/C

Low level w/c, obscure double glazed window to rear aspect, tile effect vinyl flooring.

To The Rear



Landscaped rear garden with patio path adjacent to property, outside tap, lawn garden, access to brick shed and a further two free standing sheds, side gate access, range of flower beds, shrubs and hedges to boarders.

To The Front



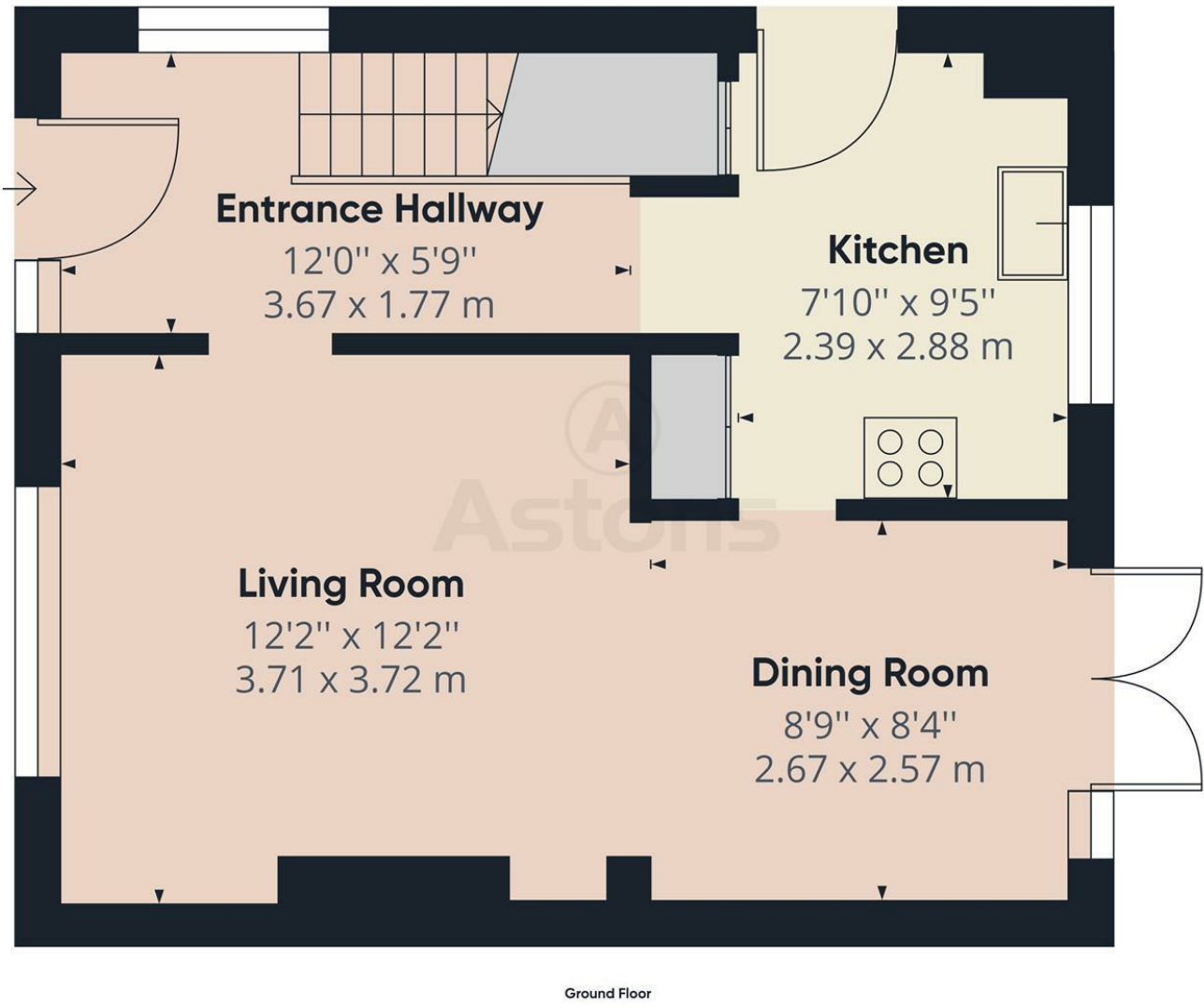
Lawn front garden with side gate access and patio path leading to front door.

Disclaimer

Members of the property ombudsman
Members of CMP for client money protection
holding deposit equivalent of one week rent
security deposit equivalent 5 weeks rent
reservation deposit equivalent of one weeks rent

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Approximate total area⁽¹⁾
 388.20 ft²
 36.06 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

Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	