



ASTONS



Lanercost Road
Crawley, West Sussex RH11 8YA

£229,950

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Astons are delighted to market this well presented one bedroom house, situated within the ever popular residential area of Southgate. Inside this charming home features a fitted kitchen, a light and airy living room, a fitted bathroom and a excellent sized bedroom. To the front is a good sized patio area offering desirable outside space.

Kitchen

Front door opening to kitchen which is fitted and features units at base and eye level, space, power and plumbing for washing machine, cooker and fridge-freezer, stainless steel sink with mixer-tap and drainer, part tiled walls, double glazed window to front aspect, wood effect laminate flooring, folding door to:

Living Room

Light and airy room with double glazed bay window to front aspect, radiator, stairs to first floor landing.

Landing

With access to loft space, doors to:

Bedroom

With double glazed windows to front aspect, radiator, access to in-built wardrobe with sliding mirrored doors, access to in-built cupboard.

Bathroom

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

To The Front

With large patio area adjacent to property, range of hedges to borders and pathway leading to two sheds.

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

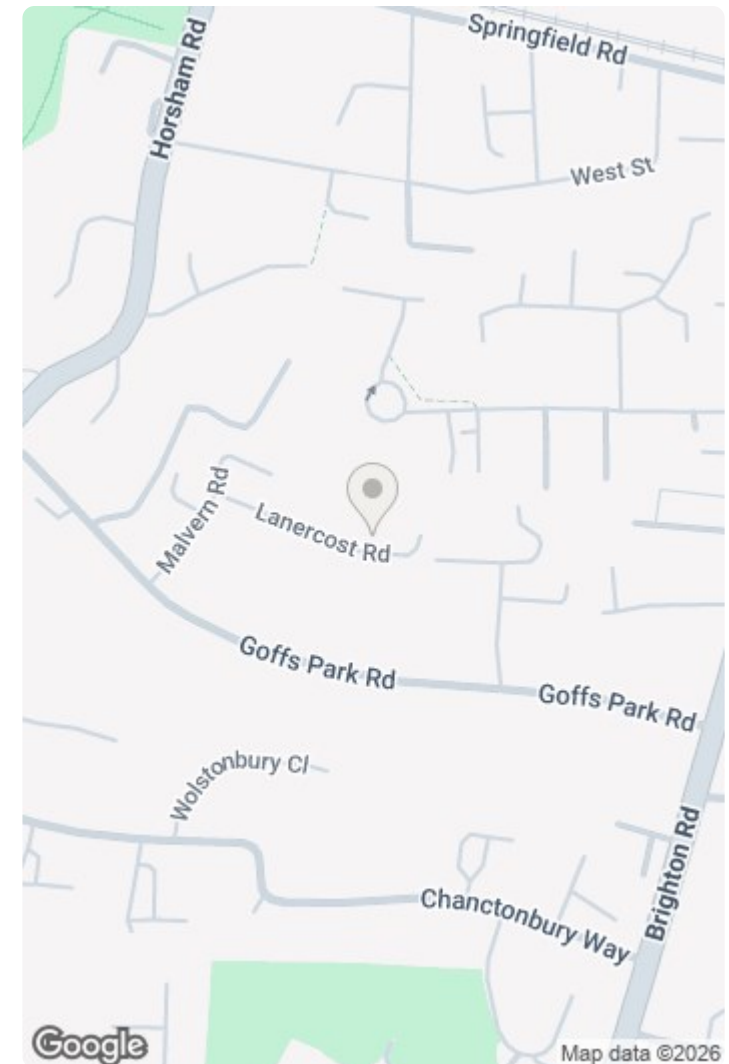
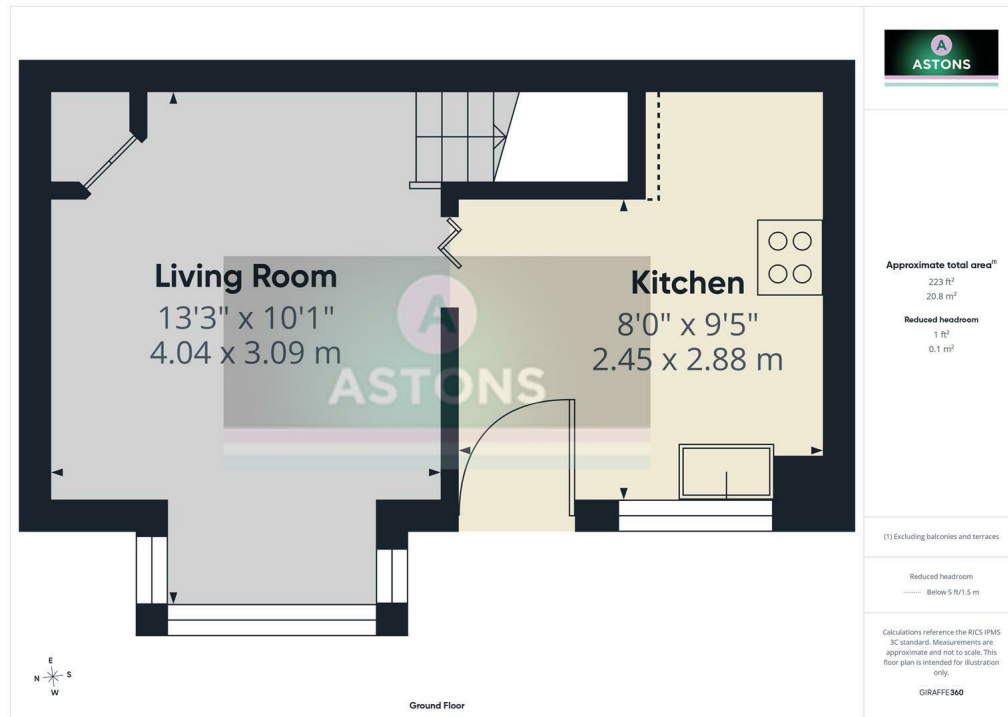
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.





Energy Efficiency Rating		
Total energy efficient - lower running costs		
A	92-100	Current: 67 Potential: 90
B	81-91	
C	69-80	
D	55-68	
E	39-54	
F	21-38	
G	1-20	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

