



ASTONS



Dakin Close
Crawley, West Sussex RH10 7LJ

Offers In Excess Of £300,000

Astons are delighted to market this charming two bedroom house situated within the ever popular residential area of Maidenbower, conveniently located within close proximity of local amenities, transport links, parks and schools. Inside this wonderful home features a light and airy living room, a fitted kitchen, two good sized bedrooms and a refitted bathroom. Outside is a private picket fence enclosed front garden. Additional benefits of this property replacement upvc double glazed windows and an allocated parking space.



Entrance Hall

Replacement composite front door opening to entrance hall, wood effect laminate flooring, access to coat cupboard and understairs storage cupboard, doors to:

Living Room

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



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker, composite sink with drainer and stainless steel mixer-tap, part tiled walls, vinyl floor, double glazed window to front aspect.

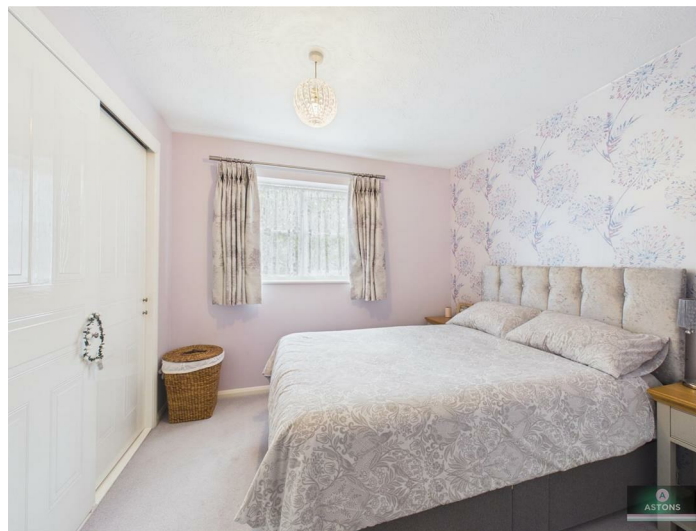


Landing

With access to loft space, doors to:

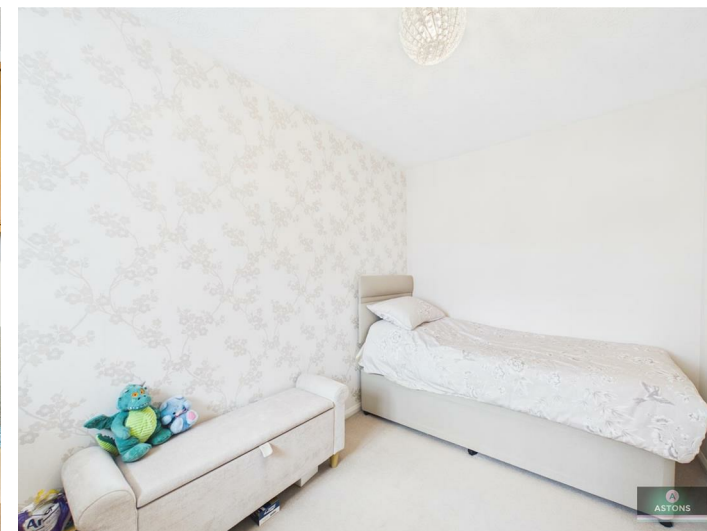
Bedroom One

Double glazed windows to front aspect, access to in-built wardrobe with sliding doors.



Bedroom Two

Double glazed window to side aspect.



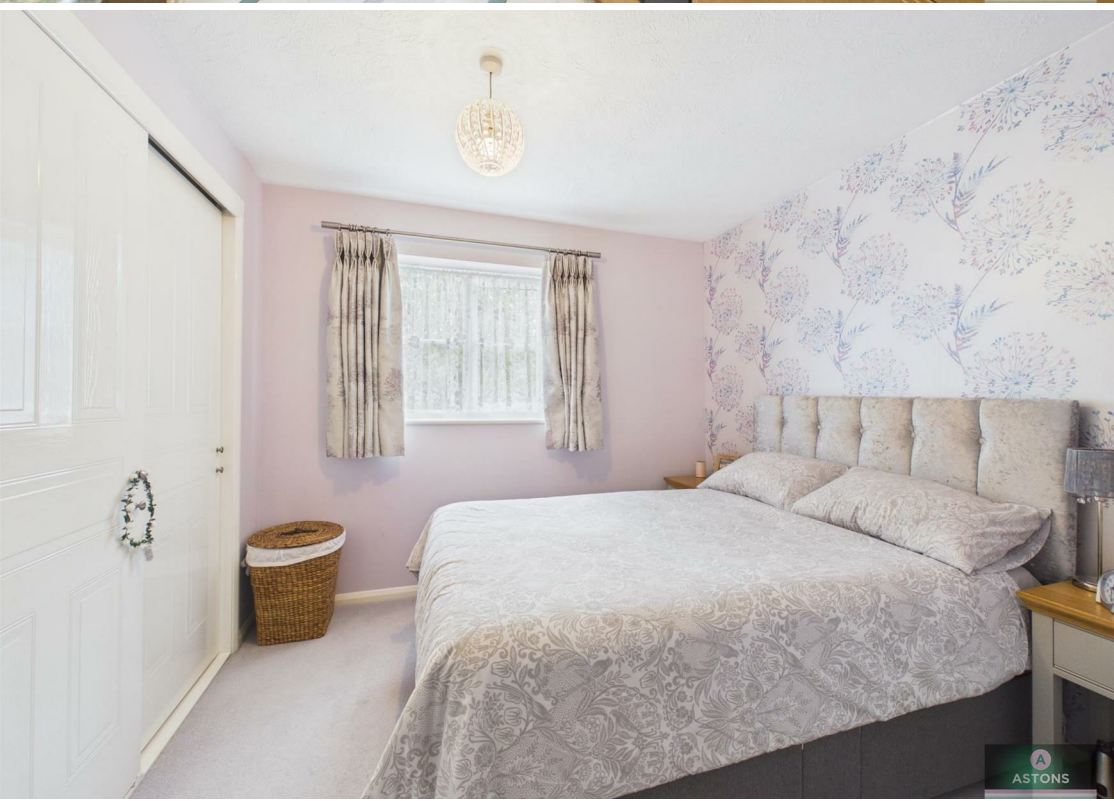
Bathroom

Refitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap and shower unit, extractor fan, tiled walls, wood effect laminate flooring, obscure double glazed window to side aspect.



Garden

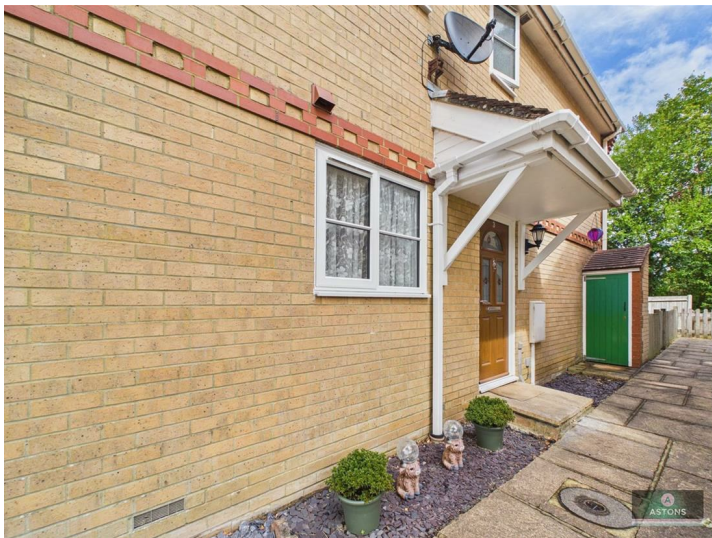
Picket fence enclosed with lawn garden.





To The Front

Patio path leading to front door, lawn front garden.



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

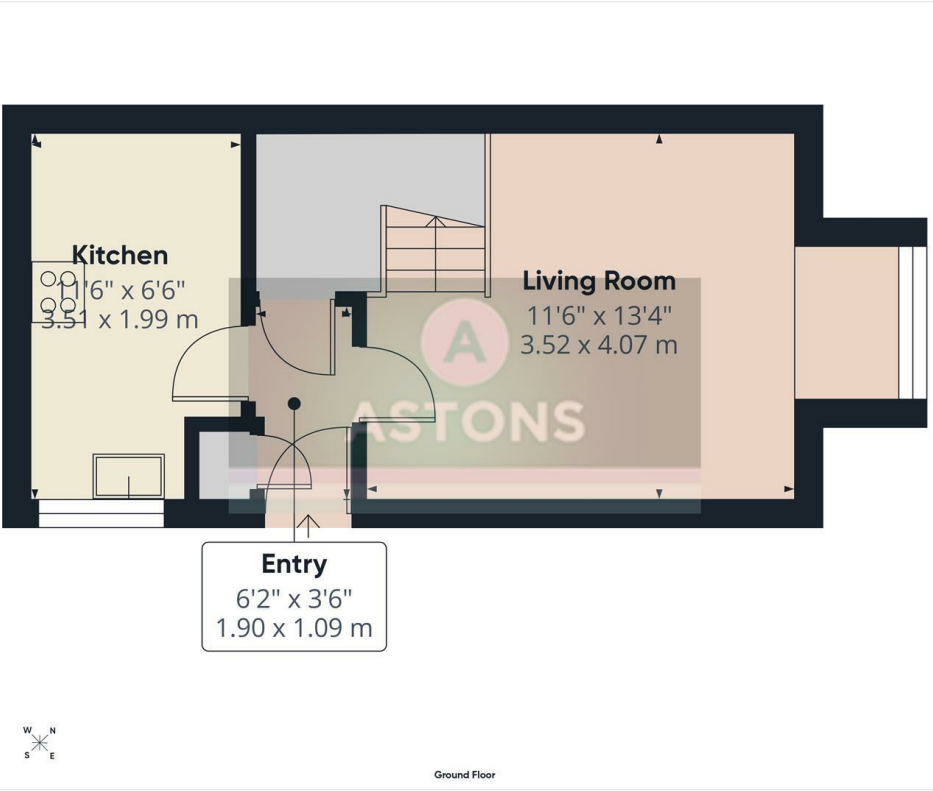
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

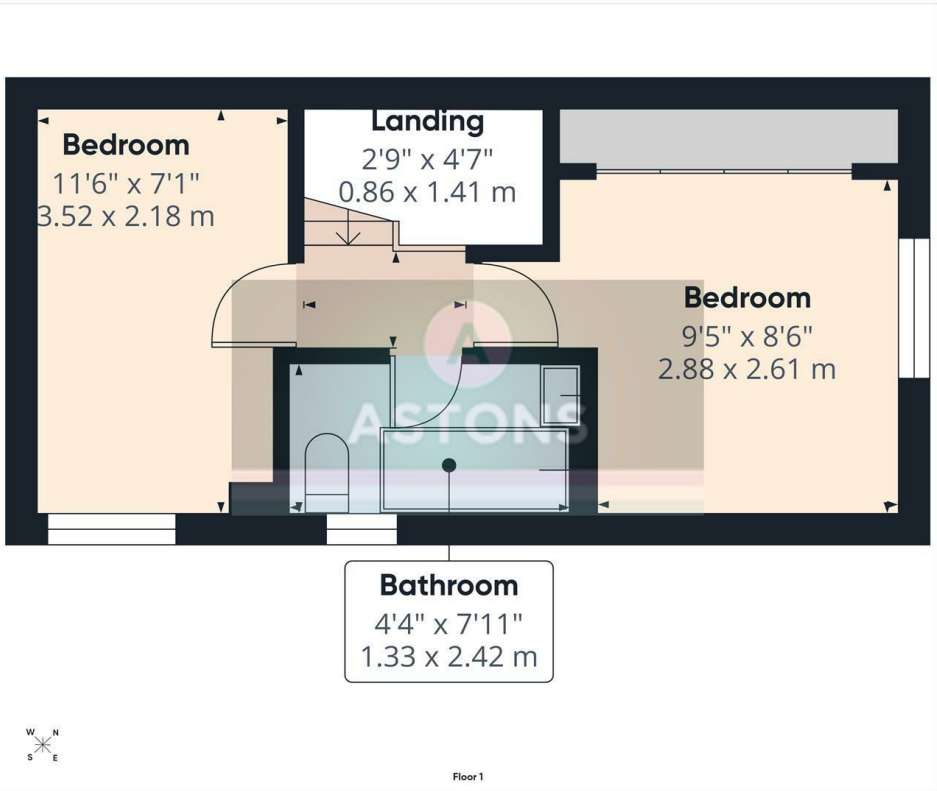


Approximate total area⁽¹⁾
284 ft²
26.4 m²

(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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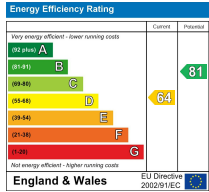
Approximate total area⁽¹⁾
234 ft²
21.8 m²

(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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