



Bellamy Road
Maidenbower, West Sussex RH10 7LW
£339,950

A well presented two double bedroom house, which is situated at the end of a cul de sac, within the popular Maidenbower area of Crawley. The property has a westerly aspect to the rear with views towards to Tilgate Forest and benefits from a refitted kitchen/dining room to the rear of the house with doors to the garden, main bedroom with en-suite shower room, upvc double glazed windows and gas fired radiator heating. Outside the property has an enclosed garden with rear access and two parking spaces to the front.



Hallway

Double glazed front door, radiator, laminate flooring, stairs to the first floor, door to:

Lounge

Double glazed window to the front, laminate flooring, radiator, door to:



Kitchen/Dining Room

Range of refitted base and eye level white modern units with work surfaces over and tiled splash backs, under unit lighting, inset stainless steel sink with a mixer tap and drainer, built in oven with a hob over, extractor hood above, splash back and stainless steel extractor hood above, integrated dishwasher, space for a fridge/freezer and washing machine, double glazed window to the rear with double glazed door to the garden, radiator, under stairs cupboard.



Landing

Access to loft space, airing cupboard, doors to:

Bedroom One

Double glazed window to the front, radiator, built in wardrobes, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin, wc, part tiled walls, radiator, obscured double glazed window, extractor fan.

Bedroom Two

Two double glazed windows to the rear, radiator, built in wardrobe.



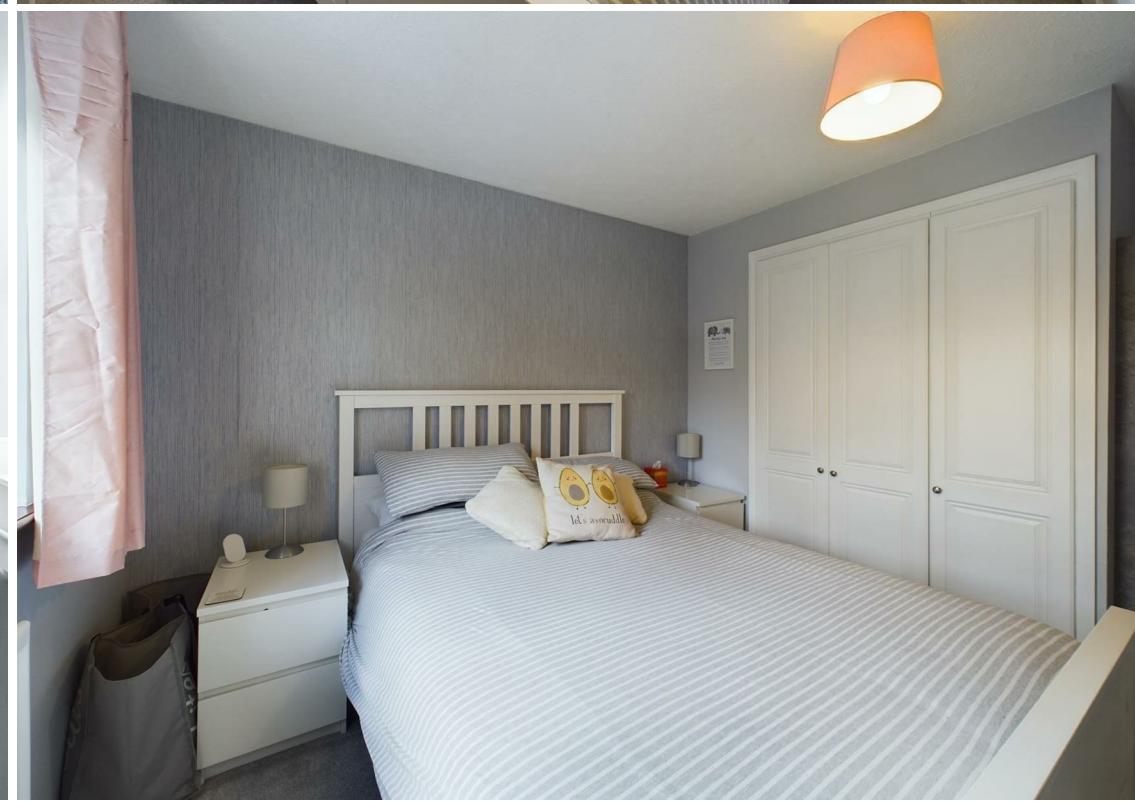
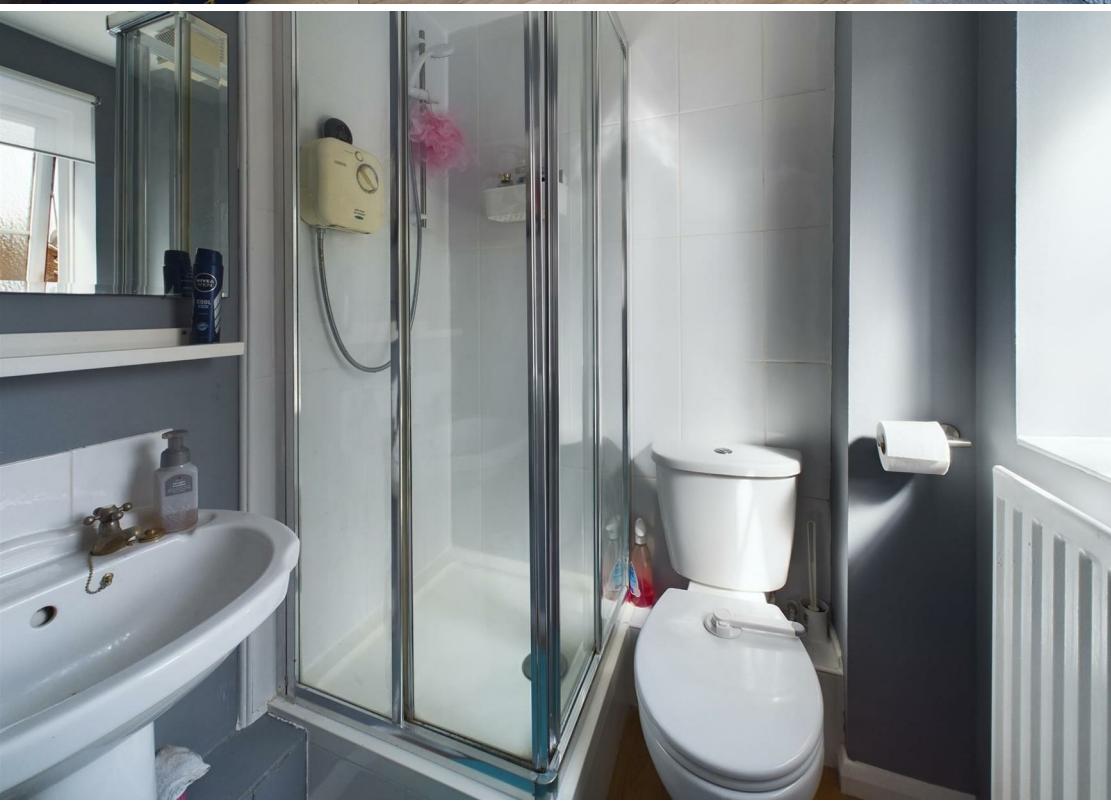
Bathroom

White suite comprising a panel enclosed bath with a mixer shower unit over and glass screen, pedestal hand basin, wc, part tiled walls, radiator.



Rear Garden

The garden has a westerly aspect looking towards Tilgate woods and comprises a paved patio area adjacent to the



house which leads to a grassed area with fence enclosed borders, wooden shed to the rear, rear access gate.



Parking

There are two allocated parking spaces to the front.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
(91 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
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		