



Troon Close
Crawley, West Sussex RH11 0UW

Offers In Excess Of £325,000

Astons are delighted to market this stylish and beautifully presented two bedroom end of terrace house, situated within the popular residential area of Ifield, conveniently located close to local amenities and transport links. Inside this charming home features a light and airy lounge/dining room, a fitted kitchen, two good sized bedrooms and a refitted bathroom. To the rear is a generously sized garden with side gate access, additional benefits of this home include upvc double glazed windows, gas central heating and an allocated parking space. This cracking property is offered to market with no onward chain.



Entrance Hallway

Front door opening to entrance hallway with wood effect laminate flooring, radiator, stairs to first floor, opening to:



Lounge/Dining Room

Light and airy room, wood effect laminate flooring, radiator, coving, access to storage cupboard, sliding patio door to:



Landing

With access to airing cupboard and loft space, doors to:

Bedroom One

With double glazed windows to rear aspect, coving, radiator, fitted wardrobe with sliding doors.



Kitchen

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



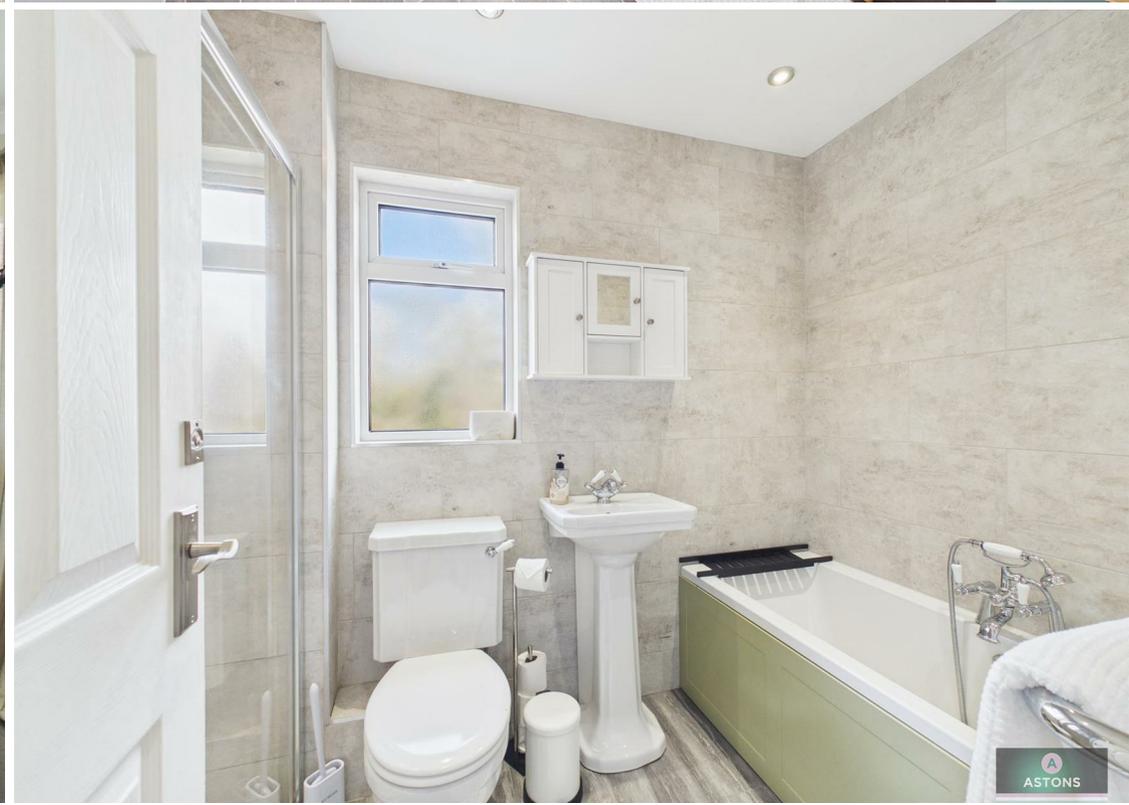
Conservatory

Upvc glazed conservatory with double glazed windows to rear aspect, patio door to rear garden, vinyl floor, feature wall radiator.



Bathroom

Refitted white four piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap, walk in shower with shower unit, tiled walls, vinyl floor, obscure double glazed window to side aspect.





Bedroom Two

Double glazed windows to front aspect, coving, radiator, access to in-built wardrobe.



To The Rear

Generously sized with patio area adjacent to property, lawn garden with shed, fence enclosed with side gate access.



To The Front

Patio steps to front door with hedges to borders.

Allocated Parking

This property features one allocated parking space, located within a stones throw of the property.



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⁾
386 ft²
35.9 m²

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278 ft²
25.9 m²

(1) Excluding balconies and terraces

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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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Ground Floor

Floor 1

