



New Street  
Crawley, West Sussex RH10 1LW  
**£365,000**

Astons are delighted to market this three bedroom house situated within the ever popular residential area of Three Bridges, located within close proximity of local schools, amenities and transport links, including Three Bridges mainline train station. Inside this wonderful home features a light and airy living room, a fitted kitchen and dining room, a fitted downstairs shower-room, three good sized bedrooms and a fitted bathroom, to the rear is a private enclosed garden and to the front is a driveway which offers parking for multiple vehicles.



### Entrance Porch

Obscure front door opening to entrance porch, door to:

### Hallway

Wood effect laminate flooring, radiator, stairs to first floor, access to under-stairs cupboard, doors to:



### Dining Room

Wood effect laminate flooring, radiator, opening to:



### Sun-Room

With wall mounted gas fire boiler, windows to rear aspect, patio door to rear garden.

### Downstairs Shower-Room

Fitted white suite comprising of w/c, wash hand basin with mixer-tap, walk in shower with shower unit, space, power and plumbing for washing machine and tumble dryer, tiled walls, vinyl floor, radiator, obscure window to rear aspect.



### Living Room

Double glazed windows to front aspect, wood effect laminate flooring, radiator.



### Kitchen

Fitted with a range of units at base and eye level, integrated fridge-freezer, dishwasher and cooker with gas hob and extractor hood, stainless steel sink with mixer-tap and drainer, part tiled walls, vinyl floor, double glazed window to side aspect, double glazed sliding door to:

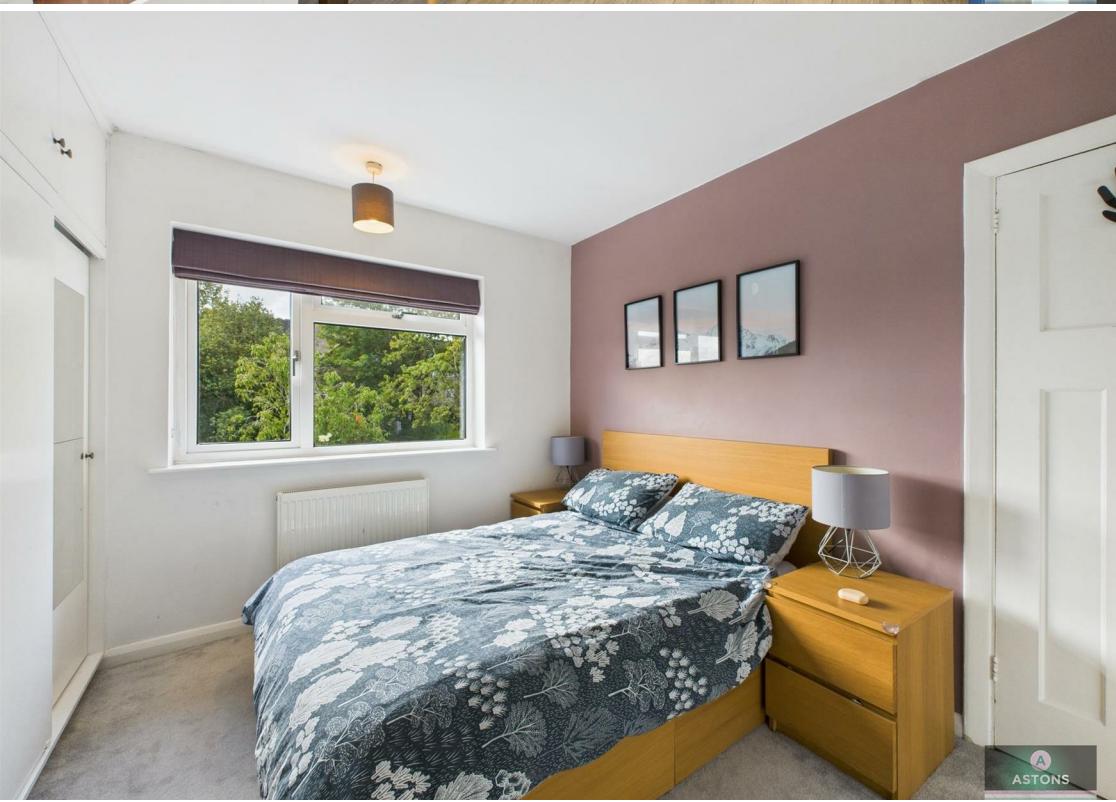


### Landing

With access to loft space, doors to:

### Bedroom One

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





### Bedroom Two

Double glazed windows to front aspect, radiator.



### Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap and shower unit, radiator, part tiled walls, vinyl floor, extractor fan, obscure double glazed windows to rear aspect.



### To The Rear

Driveway offering parking for multiple vehicles, dwarf wall with fences to borders.

### 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.

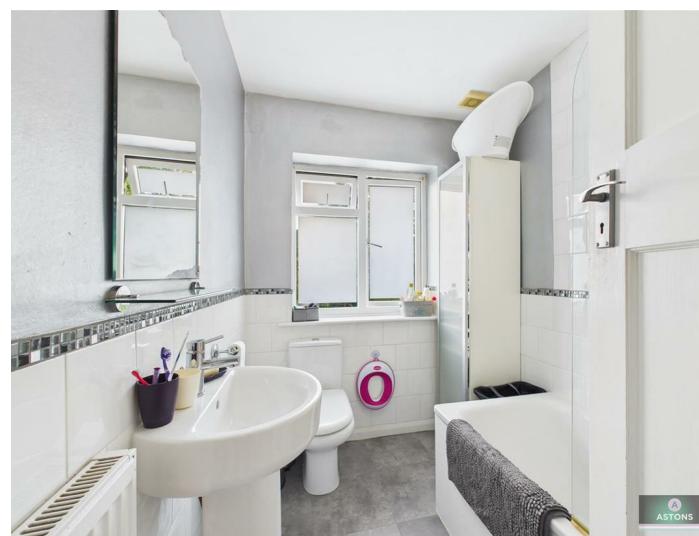
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate  
Conveyancing - Lewis & Dick £200 per transaction

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.



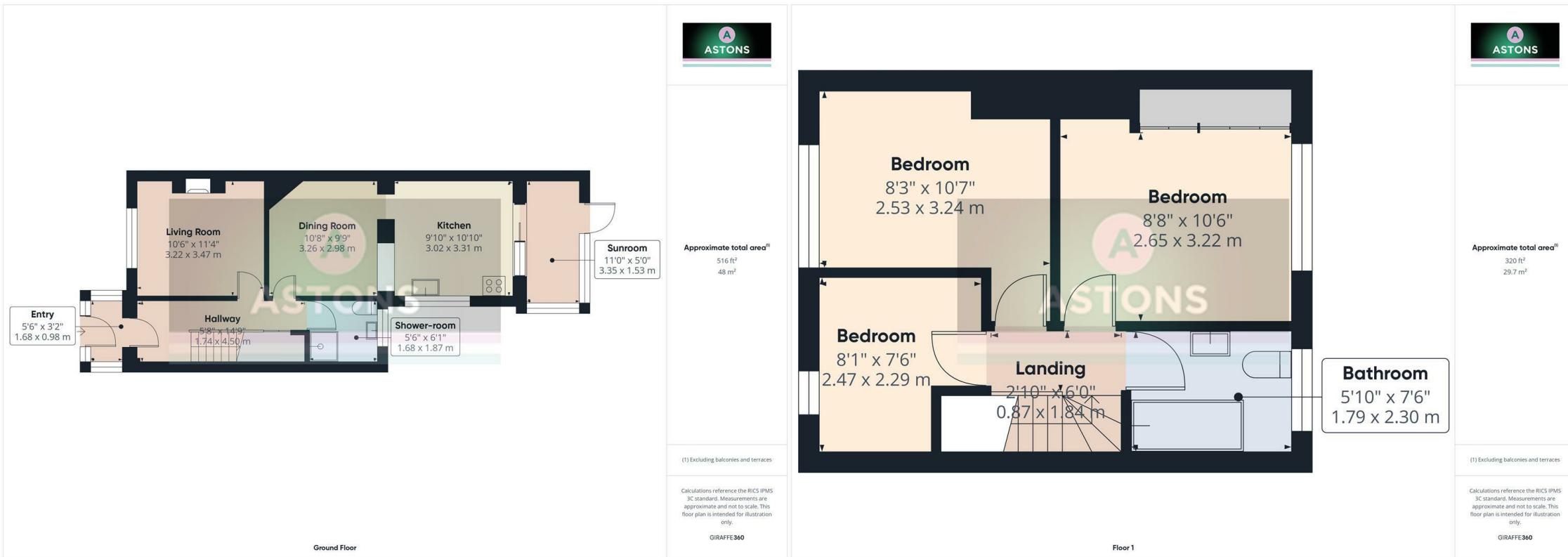
### Bedroom Three

Double glazed window to front aspect, radiator.



### To The Front

Patio area adjacent to property, lawn garden with range of shrubs and hedges to borders, fence enclosed.



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

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

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