



Dione Walk  
Bewbush, RH11 6BN

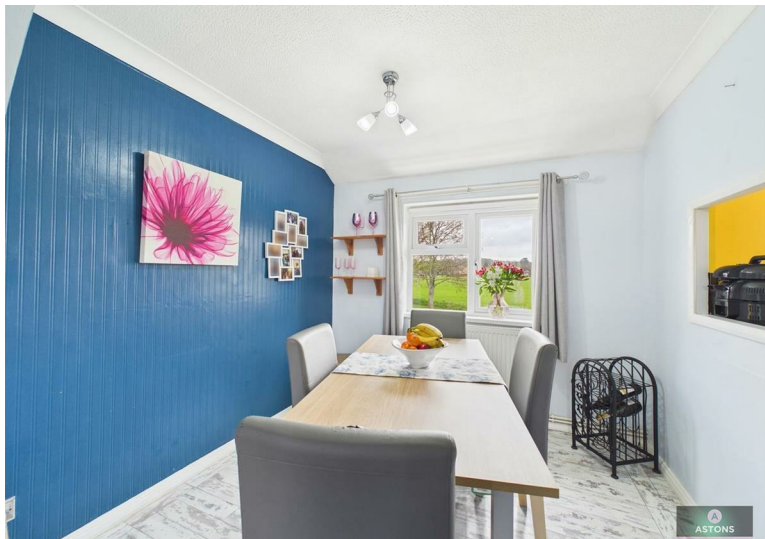
**£244,950**

Astons are pleased to offer this spacious two bedroom maisonette to the market. Situated opposite the playing fields in the Dione Walk area of Bewbush the property presents a delightful opportunity to acquire a well-appointed maisonette that is perfect for both first-time buyers and those seeking a comfortable home. This property boasts a generous living space of 775 square feet, providing ample room for relaxation and entertaining.

The maisonette features a welcoming reception room, ideal for hosting guests or enjoying quiet evenings in. With two well-proportioned bedrooms, there is plenty of space for a small family or for those who may wish to create a home office or guest room. The bathroom is also a good size with a large corner bath.

The property enjoys views across the playing fields and the surrounding area of Bewbush offers easy access to local amenities, schools and green spaces nearby, perfect for leisurely strolls or family outings.

This home presents a wonderful opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this charming house your own. The property is being offered with no onward chain.



### Entrance Porch

Double glazed front door, large lockable storage cupboard perfect for shoes and coats. Pushchair space is to the right of the front door, double glazed window, door to:

### Hallway

Radiator, stairs to the first floor.

### Landing

Off the landing there is a good office area, a large storage cupboard and roof access to the huge partially boarded loft space. radiator, doors to:

### Lounge

Double glazed window to the front, coving, radiator, fireplace with mantel surround and tiled hearth (not operational), archway to:

### Dining Room

Double glazed window to the rear, radiator, coving, wood effect flooring.

### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, sink with a mixer tap and drainer, space for an oven, fridge/freezer, and washing machine, gas fired Worcester boiler, double glazed window to the rear.

### Bedroom One

Double glazed and newly carpeted spacious bedroom, with ample dressing area and lovely views of the park, two radiators.

### Bedroom Two

large double glazed, good sized double bedroom, again with uninterrupted views of the park, radiator, laminate wood flooring.

### Bathroom

White suite comprising a corner bath with a separate mixer shower unit over with a fixed rainfall and separate hand held head, hand basin, wc with a concealed cistern, part tiled walls, two double glazed windows, extractor fan, tiled floor, heated towel rail.

### Parking

There is communal parking in nearby bays.

### 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.

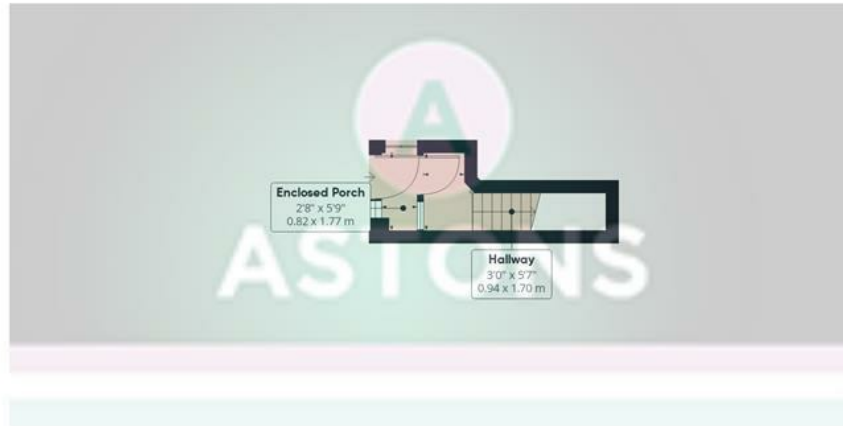
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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<sup>(1)</sup>

835 ft<sup>2</sup>

77.5 m<sup>2</sup>

Reduced headroom

19 ft<sup>2</sup>

1.8 m<sup>2</sup>

Ground Floor



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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