



Chetwood Road  
Bewbush Manor, West Sussex RH11 8GB

£425,000

Astons are pleased to offer to the market this delightful, well presented semi-detached house. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a refitted family bathroom on the first floor and a refitted downstairs cloakroom, making it a convenient for a family or visitors. The kitchen has also been refitted by the current owner with integrated oven and hob.

Outside, the property has a lawned area to the front with a driveway to the side which leads to the garage. To the rear there is an attractive, westerly facing garden which is landscaped with patio seating area and well stocked plant and shrub borders.

This property presents an excellent opportunity for those looking to settle in a vibrant area of Crawley. With its spacious interiors and practical features, this semi-detached house is a must-see for prospective buyers.



## Hallway

Part double glazed front door, wood effect flooring, under stairs storage cupboard, radiator, doors to:

## Downstairs Cloakroom

White suite comprising a wc and a hand basin with a mixer tap and vanity unit below, tiled splash backs, radiator, obscured double glazed window, wood effect flooring.

## Living Room

Double glazed bow window to the front, radiator, coving, glazed door to the dining room, fireplace surround with electric fire.

## Kitchen

Refitted range of base and eye level units with work surfaces over and tiled splashbacks, built in stainless steel double oven with a gas hob over and stainless steel extractor hood above, one and a half bowl stainless steel sink with a mixer tap and drainer, space for a fridge/freezer, washing machine and tumble dryer, double glazed window and door to the rear, wood effect flooring, door to:

## Dining Room

Double glazed French casement doors to the garden, wood effect flooring, radiator, coving.

## Landing

Double glazed window to the side, access to the loft space, airing cupboard which houses the gas fired combi boiler, doors to:

## Bedroom One

Double glazed window to the front, radiator, coving, built in wardrobe.

## Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes.



## Bedroom Three

Double glazed window to the rear, radiator, recessed space for a wardrobe.



## Bathroom

White suite comprising a panel enclosed bath with a mixer tap and a mixer shower unit, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, part tiled walls, obscured double glazed window, extractor fan, heated towel rail, wood effect flooring, shaver point.

## To The Front

There is a lawned area to the front with a path to the front door with a storm porch over and a driveway to the side which leads to the garage.

## Garage

With an up and over door, power and light, personal door to the garden eaves storage.



## Rear Garden

The garden is an attractive feature of the property and enjoys a westerly aspect. The landscaped garden comprises a paved patio seating area adjacent to the house with side access gate, lawned area with plant and shrub borders, further patio area to the side, personal door to the 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.

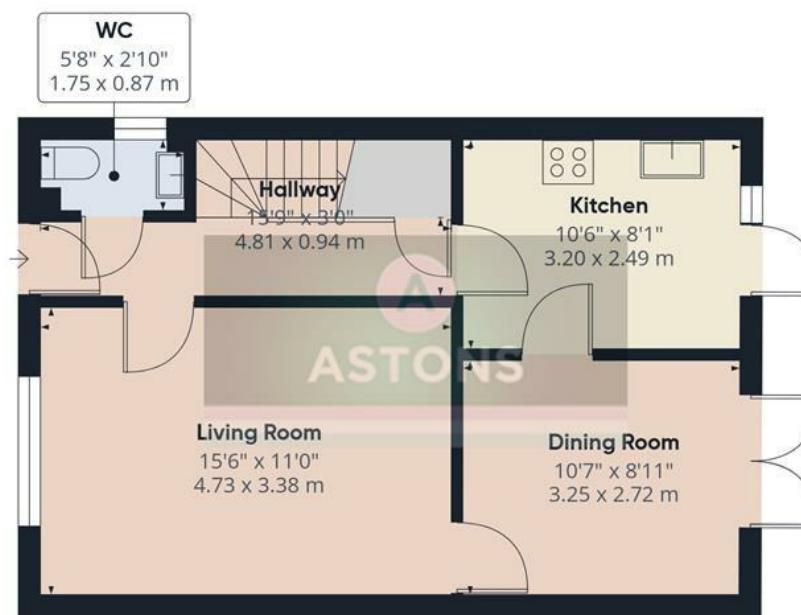
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







Ground Floor Building 1



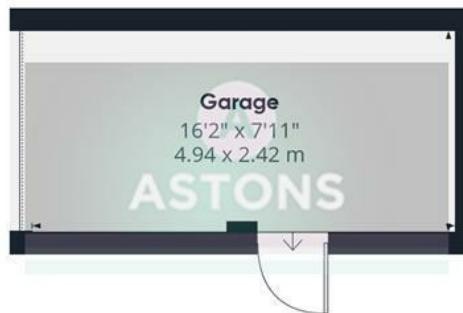
Floor 1 Building 1



Approximate total area<sup>(1)</sup>

998 ft<sup>2</sup>

92.5 m<sup>2</sup>



Ground Floor Building 2

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			

Astons, 32 High Street, Crawley RH10 1BW. Email: astons1@btconnect.com

Tel: 01293 611999 Fax: 01293 611454

[www.astons.org](http://www.astons.org)