



Hollingbourne Crescent  
Crawley, West Sussex RH11 9QJ

**£245,000**

# Hollingbourne Crescent, Crawley, West Sussex RH11 9QJ

Astons are delighted to market this charming one bedroom end of terrace house, located within the ever popular residential area of Tollgate Hill. Inside this lovely home features a light, airy and inviting lounge/kitchen-dining room, a good sized bedroom and a fitted bathroom, to the rear is a private enclosed garden that boast rear gate access. Additional benefits of this property include gas central heating, upvc double glazed windows and a garage located en-block.

## Lounge/Kitchen-Dining Room

Front door opening to inviting lounge/kitchen-dining room which features, wood effect laminate flooring, double glazed windows to front and rear aspect, radiator, with access to under stairs cupboard and storage cupboard, radiator, fitted kitchen comprising of a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, stainless steel sink with mixer-tap and drainer, part tiled walls, obscure double glazed patio door to rear garden.

## Landing

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

## Bathroom

Fitted white suite comprising of w/c, wash hand basin with pedestal, enclosed bathtub with shower unit, radiator, part tiled walls, tiled floor, obscure double glazed window to rear aspect.

## Bedroom

With double glazed windows to front aspect, radiator, access to fitted wardrobe with sliding mirrored doors and additional cupboard.

## To The Rear

With patio area adjacent to property, lawn garden, fence enclosed with rear gate access.

## To The Front

Patio path leading to front door, lawn front garden.

## Garage

Located within a near by block with up and over door.

## 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.

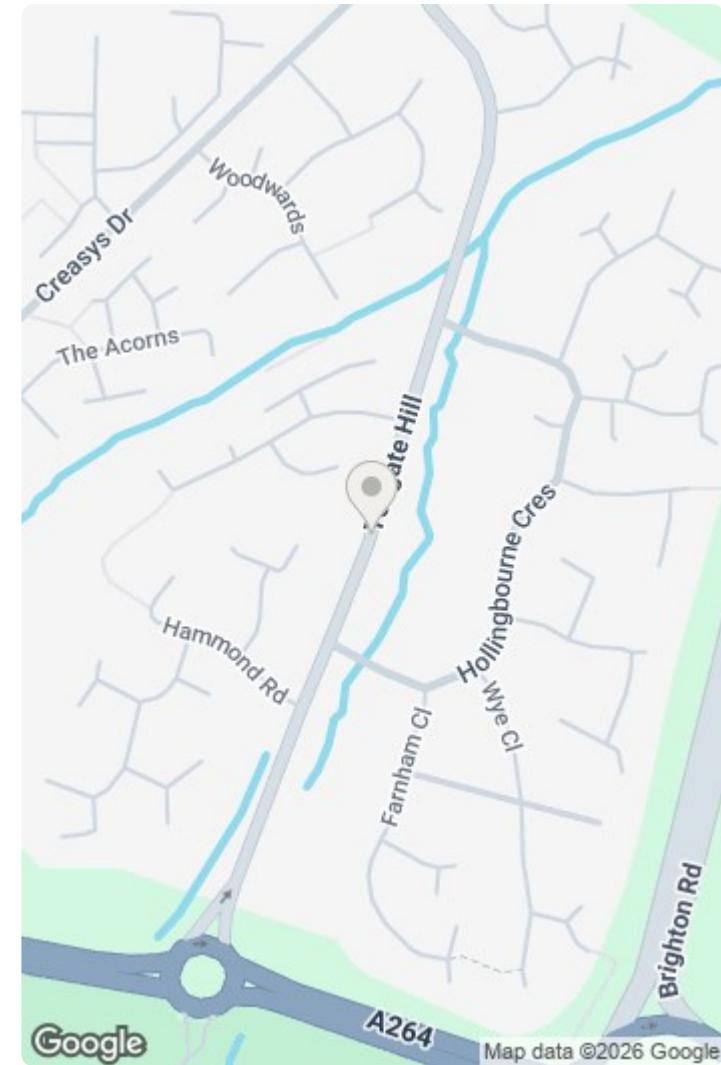
**Referral Fees** - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive

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.





Energy Efficiency Rating

Rating	Current	Rate
Very energy efficient - lower running costs		
(92+)	<b>A</b>	92+
(91+)	<b>B</b>	91+
(90-80)	<b>C</b>	90-80
(80-60)	<b>D</b>	80-60
(60-54)	<b>E</b>	60-54
(54-38)	<b>F</b>	54-38
(38-20)	<b>G</b>	38-20
(20-0)	<b>H</b>	20-0
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

A horizontal scale for environmental impact rating. The scale is divided into six segments, each representing a range of CO2 emissions per unit of output. The segments are color-coded: A (blue), B (light blue), C (light green), D (green), E (dark green), and F (yellow). The segments are labeled with their respective ranges: A (92 plus), B (81-91), C (88-80), D (75-60), E (33-54), and F (21-38). Below the scale, a bracket covers the first two segments (A and B) and is labeled 'Very environmentally friendly - lower CO2 emissions'. A bracket covering the last two segments (F and G) is labeled 'Not environmentally friendly - higher CO2 emissions'. The scale is labeled 'Environmental Impact (CO2) Rating' at the top and 'CO2 Directive 2002/91/EC' at the bottom.

