



Dakin Close
Crawley, West Sussex RH10 7LL

£339,950

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Astons are pleased to offer this charming two bedroom house to the market. The property is situated in the popular Maidenbower area of Crawley and benefits from modular lean-to garden office to the rear. The house further benefits from a spacious lounge, an en-suite shower room to the main bedroom, a refitted white bathroom suite, a fitted kitchen and two double bedrooms. Outside the property has an enclosed garden with rear access and to the front there are two allocated parking spaces.

Entrance Hall

Obscured part double glazed front door, radiator, stairs to the first floor, door to:

Living Room

Double glazed windows to front aspect, radiators, access to understairs cupboard, door to:

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, built in eye level stainless steel double oven, inset five ring gas hob with an extractor hood above, space for a fridge/freezer, washing machine and tumble dryer, window and double glazed patio doors to:

Dining Room

Double glazed french casement doors to the garden, double glazed window, wood effect flooring, wall lights, electric heater, door to:

Landing

Access to loft space, doors to:

Bathroom

Refitted white suite comprising a panel enclosed spa bath with a mixer tap and shower attachment, separate mixer shower unit over with a glass screen, pedestal hand basin, wc, heated towel rail, tiled walls, obscured double glazed window.

Bedroom One

Double glazed window to the front,

radiator, access to airing cupboard, door to:

En-Suite

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a unit below, wc, radiator, obscured double glazed window.

Bedroom Two

Double glazed window to the rear, radiator. built in cupboard.

To The Rear

Decked area to the rear adjacent to the house, lawned area with fence enclosed borders, rear access gate.

To The Front

There is allocated parking to the front with parking for two cars, path to the front door.

Anti Money Laundering

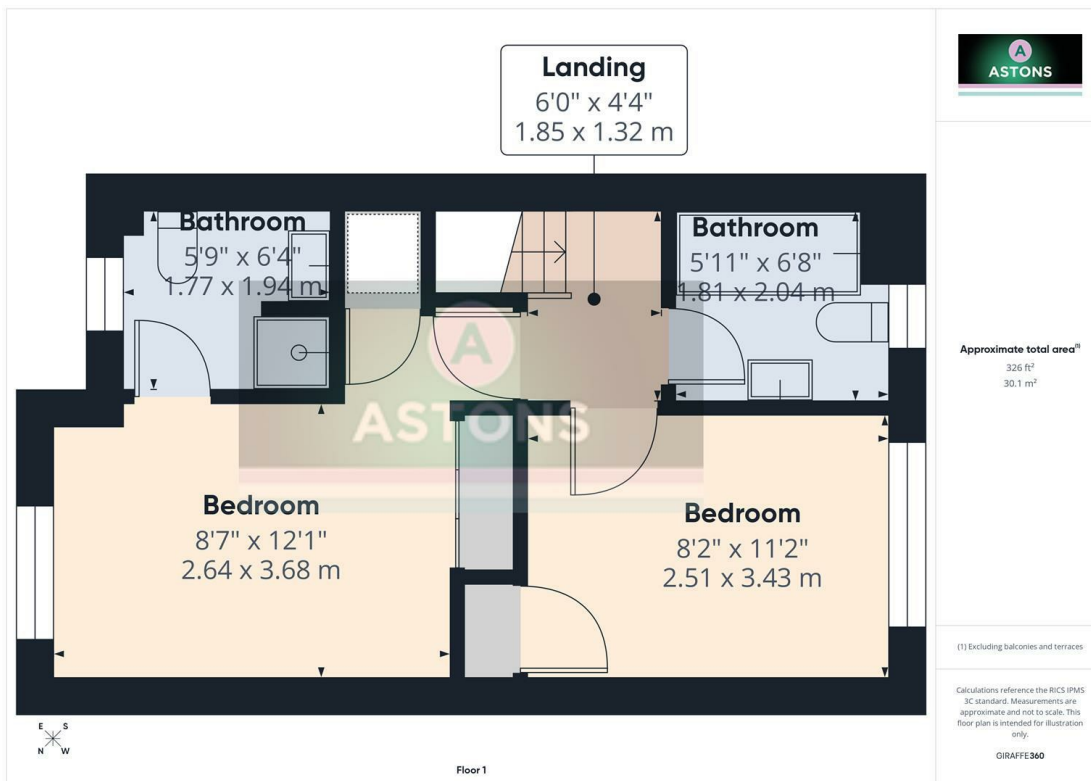
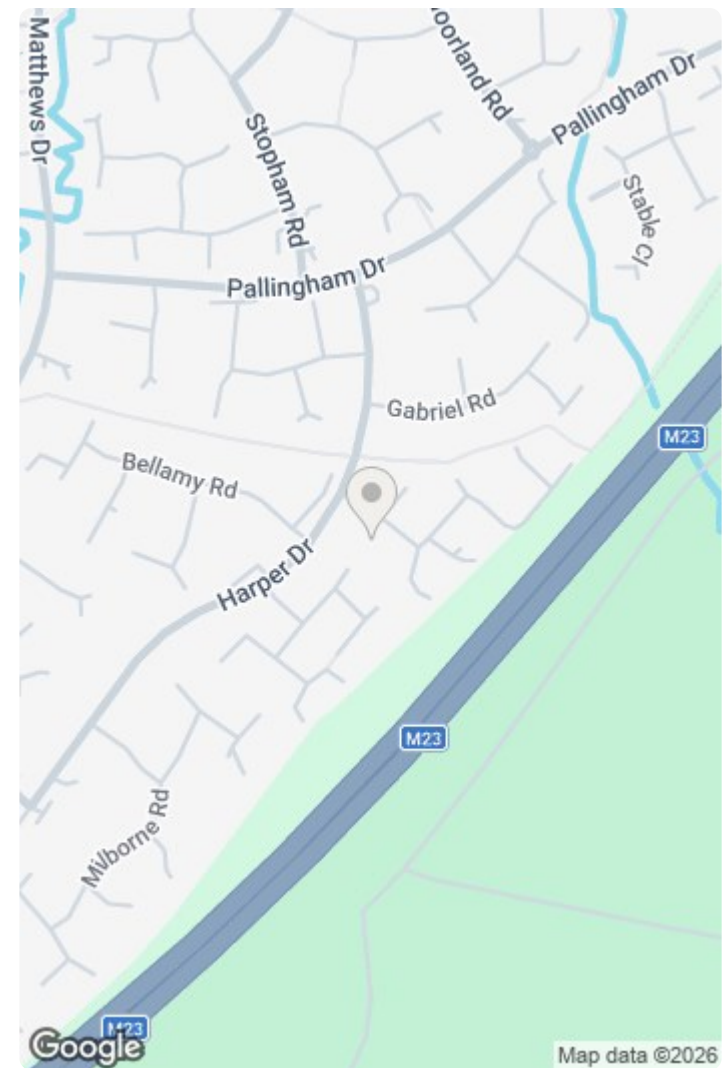
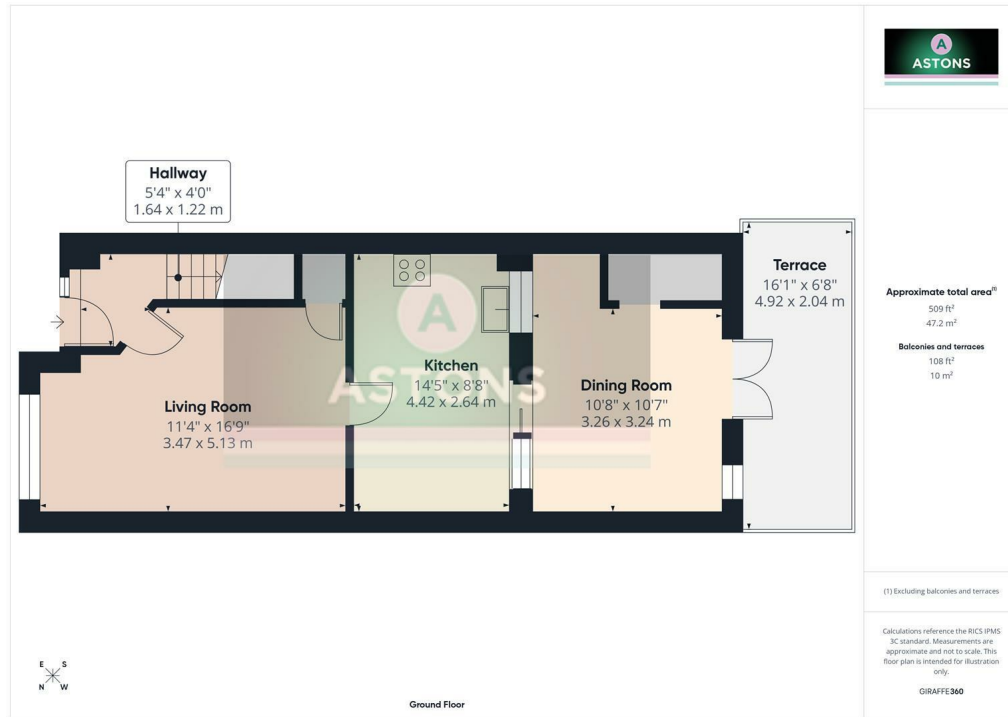
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
90	67		

Energy Efficiency Rating scale (A-G):

- A: 92-101 (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 49-54
- F: 39-48
- G: 1-38 (Not energy efficient - higher running costs)

Environmental Impact (CO₂) Rating scale (A-G):

- A: 82-91 (Very environmentally friendly - lower CO₂ emissions)
- B: 61-81
- C: 45-60
- D: 35-44
- E: 25-34
- F: 15-24
- G: 1-20 (Not environmentally friendly - higher CO₂ emissions)

England & Wales EU Directive 2002/91/EC

