



Banks Road
Crawley, West Sussex RH10 7BT

Offers In Excess Of £385,000

Nestled on the charming Banks Road in Crawley, this delightful three-bedroom house offers a perfect blend of comfort and convenience. The property boasts a well-proportioned reception room, ideal for both relaxation and entertaining guests.

This home retains a sense of character while providing ample space for modern living. The three bedrooms are generously sized, making them suitable for families or those seeking extra room for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all. The location on Banks Road is particularly appealing, as it offers a peaceful residential atmosphere while remaining close to local amenities, schools, and transport links. This makes it an excellent choice for families and professionals alike.

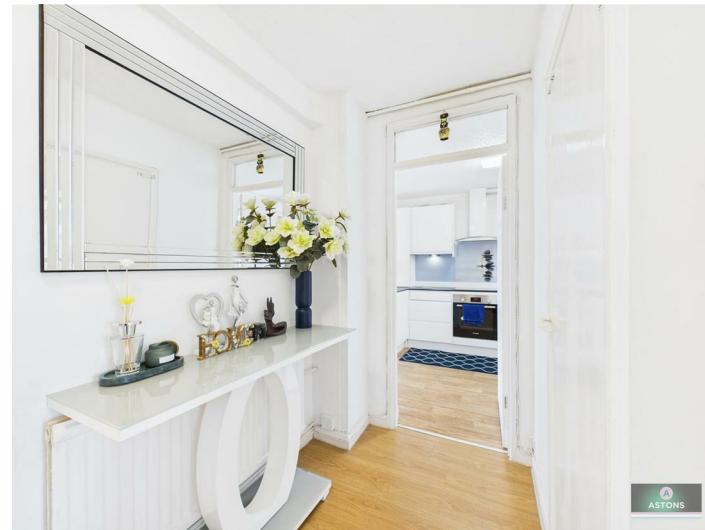


Entrance Porch

Front door opening to entrance porch which features tiled floor, access to storage cupboard, door to:

Hallway

With wood effect laminate flooring, radiator, stairs to first floor, doors to:



Conservatory

Brick and upvc construction, wood effect laminate flooring, double glazed french doors to rear garden, double glazed windows to rear aspect.



Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with pedestal, wood effect laminate floor, obscure double glazed window to rear aspect.



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Living Room

Wood effect laminate floor, double glazed french patio doors to:



Kitchen/Dining Room

Refitted kitchen with a range of units at base and eye level, space, power and plumbing for fridge-freezer, integrated dishwasher, integrated cooker with induction hob, extractor fan, stainless steel sink with mixer-tap and drainer, radiator, vinyl floor, double glazed window to front aspect, double glazed french doors to rear garden.



Landing

With access to airing cupboard and loft space, wood effect laminate flooring, double glazed window to front aspect, doors to:

Bedroom One

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



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Bedroom Two

Double glazed windows to rear aspect, radiator, coving, wood effect laminate flooring, access to in-built cupboard.



heated towel rail, part tiled walls, wood effect laminate flooring, obscure double glazed window to front aspect.

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.

To The Rear

Patio area adjacent to property with lawn garden leading to raised decking area and access to shed, fence enclosed with a range of shrubs and hedges to borders.



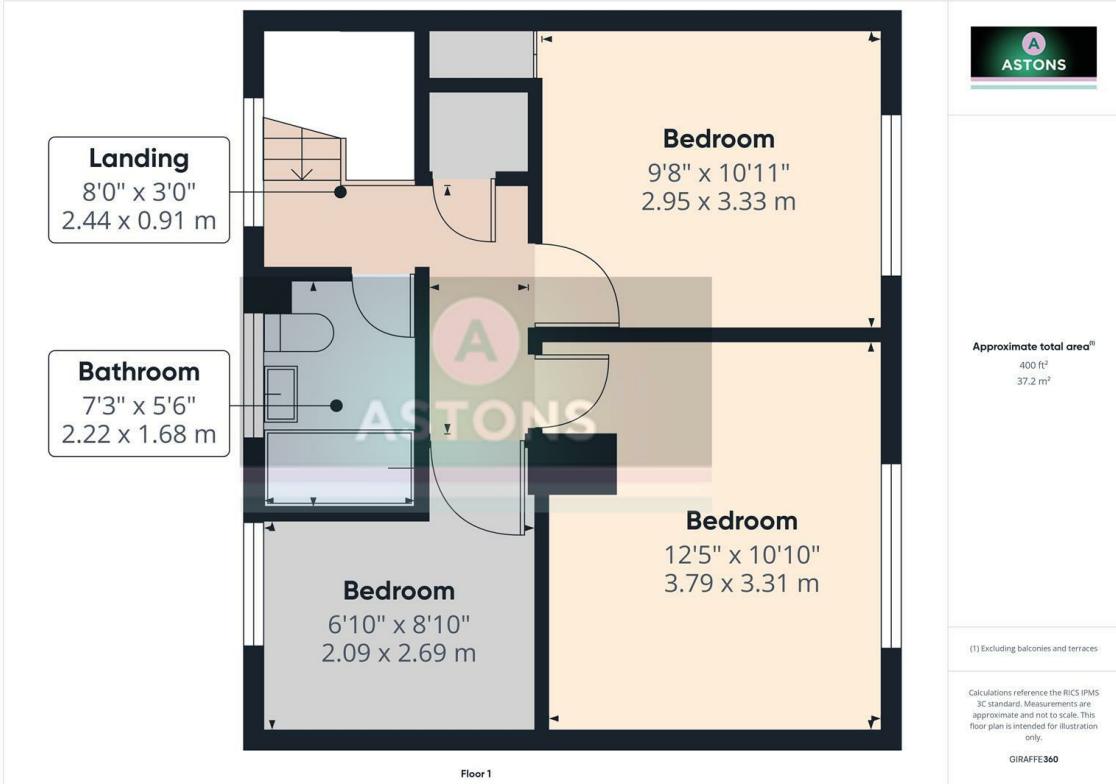
To The Front

Driveway offering parking for one vehicle, hedges to borders.

Bathroom

White three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, panel enclosed bathtub with mixer-tap,





Grade	Color	Range (W/m²)
A	Green	(92+)
B	Light Green	(81-91)
C	Yellow	(69-80)
D	Orange	(55-68)
E	Red	(38-54)
F	Dark Red	(21-38)
G	Dark Red	(1-20)

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

EU Directive 2002/91/EC

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