



Berstead Walk
Crawley, West Sussex RH11 8XL

£349,950

Astons are delighted to market this wonderfully presented three bedroom house situated within the popular residential area of Bewbush, with close links to local amenities, schools and transport connections. Inside this charming home features a light and airy lounge/dining room, a fitted kitchen, a downstairs cloakroom, three excellent sized bedrooms and a refitted bathroom. To the rear is a tranquil enclosed garden with rear gate access. Additional benefits of this property include gas central heating, double glazing and a garage.



Entrance Porch

Porch comprising of tiled floor, door to:

Hallway

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



Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with splash back tiles, heated towel rail, wood effect laminate flooring.



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher, fridge-freezer and cooker, stainless steel sink with drainer, vinyl floor, double glazed window to front aspect.



Lounge/Dining Room

With wood effect laminate flooring, radiator, coving, double glazed sliding patio door to rear garden, access to in-built cupboard, door to:



Utility

With wood effect laminate flooring, double glazed window to rear aspect, double glazed patio door to rear garden.



Landing

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

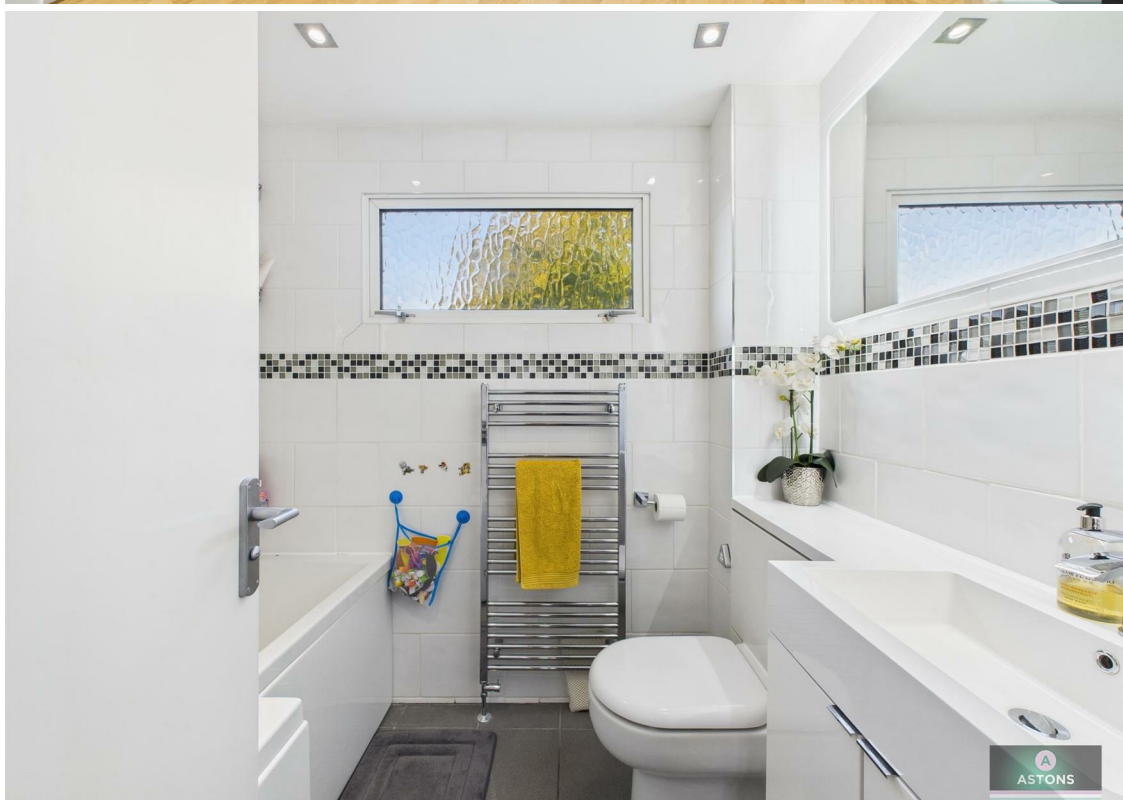
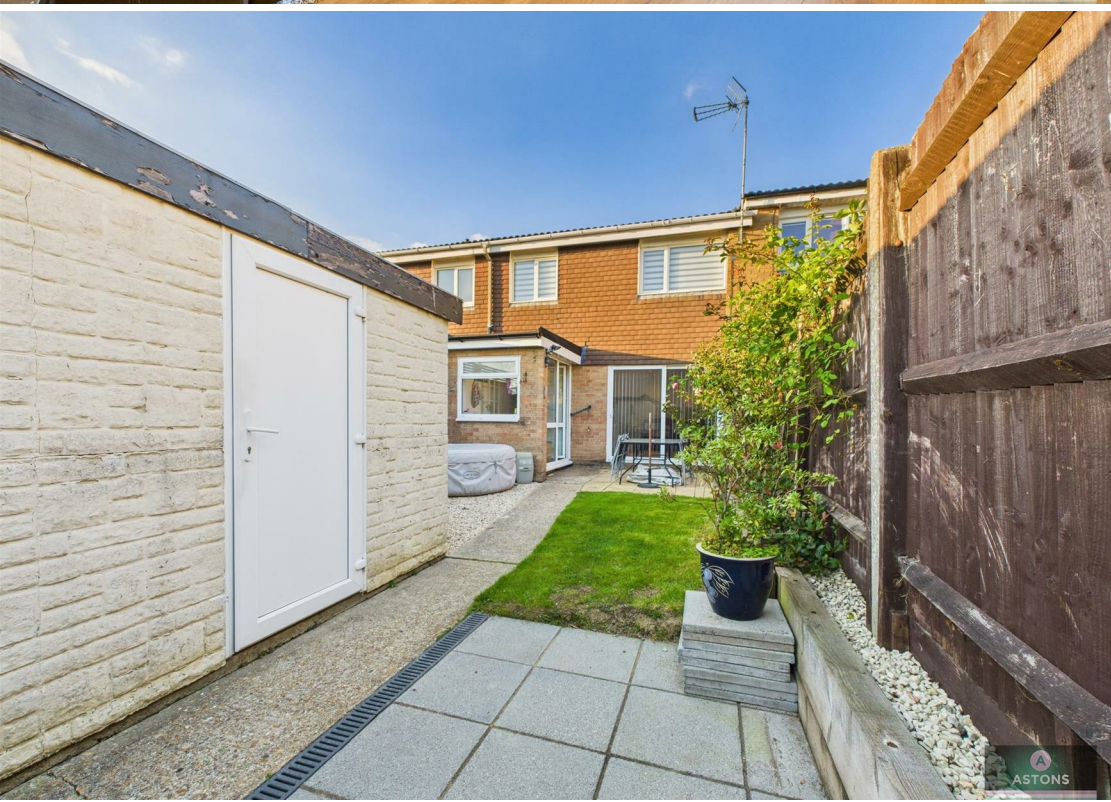
Bedroom One

Double glazed windows to rear aspect, coving, radiator.



Bedroom Two

Double glazed windows to front aspect, radiator, coving.





Bedroom Three

Double glazed windows to rear aspect, coving, radiator.



To The Rear

Patio area adjacent to property, lawn garden, raised flower beds to borders, fence enclosed with rear gate access.



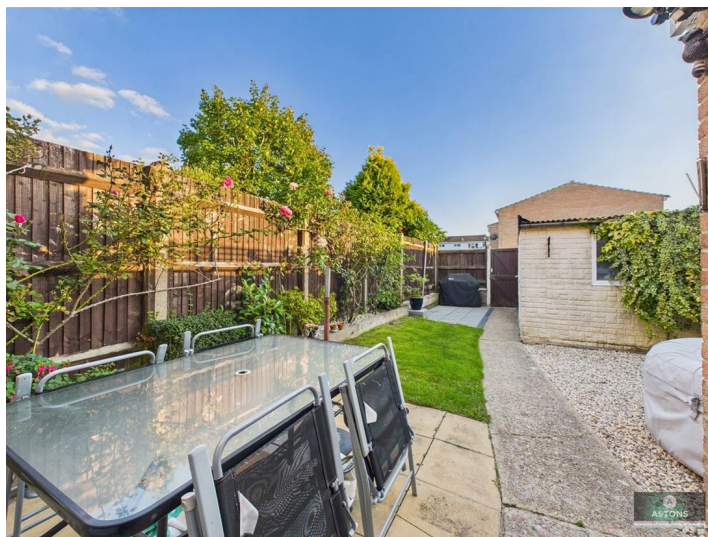
To The Front

Lawn front garden with patio path to front door, hedges to borders



Bathroom

Refitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter units, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, extractor fan, obscure double glazed window to front aspect, tiled walls, tiled floor.



Garage

With up and over door, power and light.

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.

