



Black Swan Close
Crawley, RH11 9BB

£170,000

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Astons are pleased to offer to the market this stylish 1 bedroom flat in Black Swan Close, Pease Pottage. This delightful one-bedroom house offers a perfect blend of comfort and convenience. Spanning an inviting 452 square feet, the property is ideal for individuals or couples looking for their first home.

This house presents an excellent opportunity for first-time buyers or those looking to downsize. With its charming features and prime location and spacious living space, it is a property that should not be missed. Whether you are seeking a new home or an investment opportunity, this delightful house in Pease Pottage is sure to impress.

Entrance Hall

Phone entry system, storage cupboards, doors to;

Kitchen

Fitted with a range of floor and eye level units, inset sink with drainer and mixer tap, electric cooker, electric hob with tiled splash back and stainless steel extractor hood, space and plumbing for washing machine, space for fridge/freezer, double glazed window, vinyl flooring.

Lounge/Diner

Double glazed windows, electric radiator, coving.

Bedroom

Built in wardrobes, double glazed window, electric radiator, coving.

Shower Room

White suite comprising of w/c, hand basin with storage unit below, walk-in shower cubicle with glass shower screen and shower attachment, tiled walls, tiled floor, obscured double glazed window.

Parking

One allocated parking space.

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

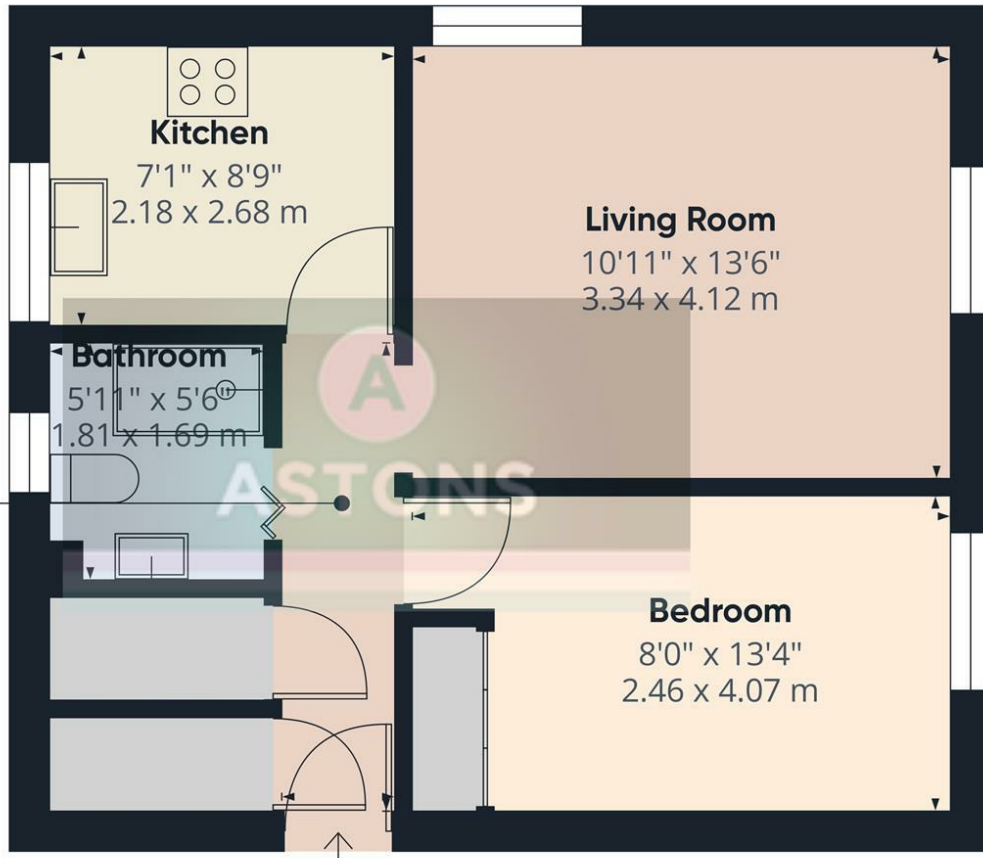
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.



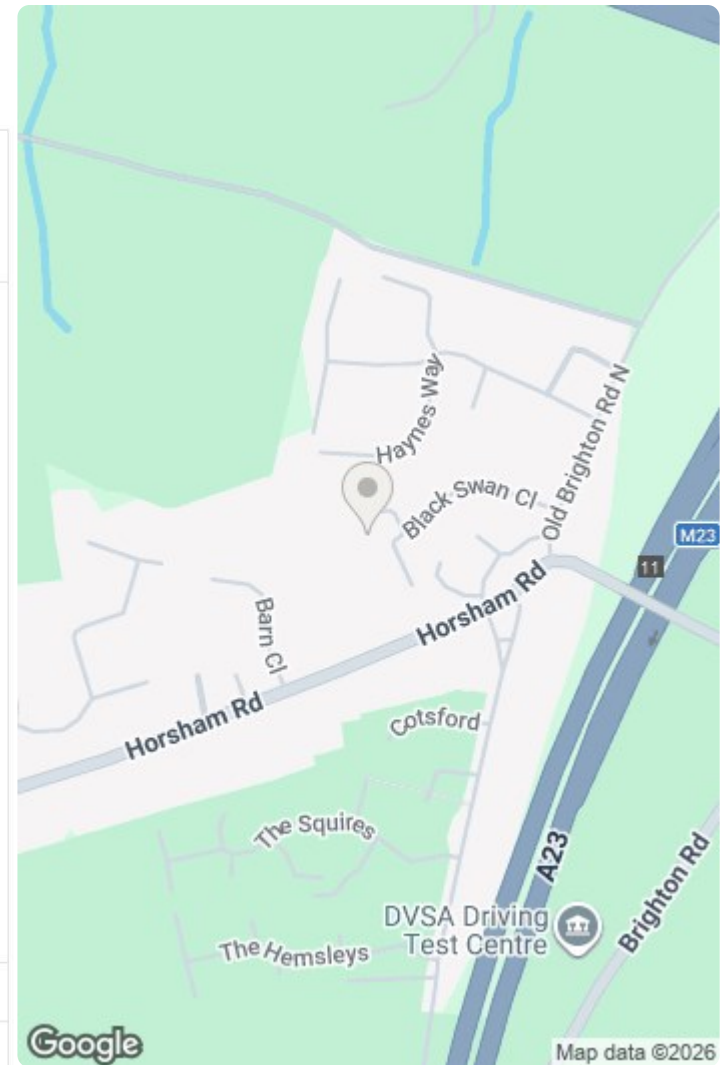


Approximate total area⁽¹⁾
411 ft²
38.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		74	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

