



Ashburnham Road
Furnace Green, Sussex RH10 6QZ

£195,000

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A first floor two double bedroom flat which is situated within the popular Furnace Green area of Crawley. The property benefits from a spacious lounge/dining room, gas radiator heating, double glazed windows, communal parking area, The flat is located close to a local parade of shops, schools and transport links. The property is being offered to the market with no onward chain.

Hallway

Entry phone, radiator, cupboard doors to:

Lounge/Diner

Double glazed windows to front and rear, radiator, coving.

Kitchen

Range of floor level units with work surfaces over and tiled splashbacks, matching eye level units, stainless steel sink with mixer tap, oven with gas hob, stainless steel splash back and extractor hood, space and plumbing for washing machine, space for fridge/freezer, double glazed window to the front, gas fired boiler, wood flooring.

Bedroom One

Double glazed window to rear, radiator

Bedroom Two

Double glazed window to rear, radiator

Bathroom

White suite comprising of a w/c, hand basin with pedestal, panel enclosed bath with glass screen and electric shower, fully tiled walls, vinyl flooring, obscured double glazed window to front, extractor fan

Store Room

Lockable store room located to the front of the property.

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.

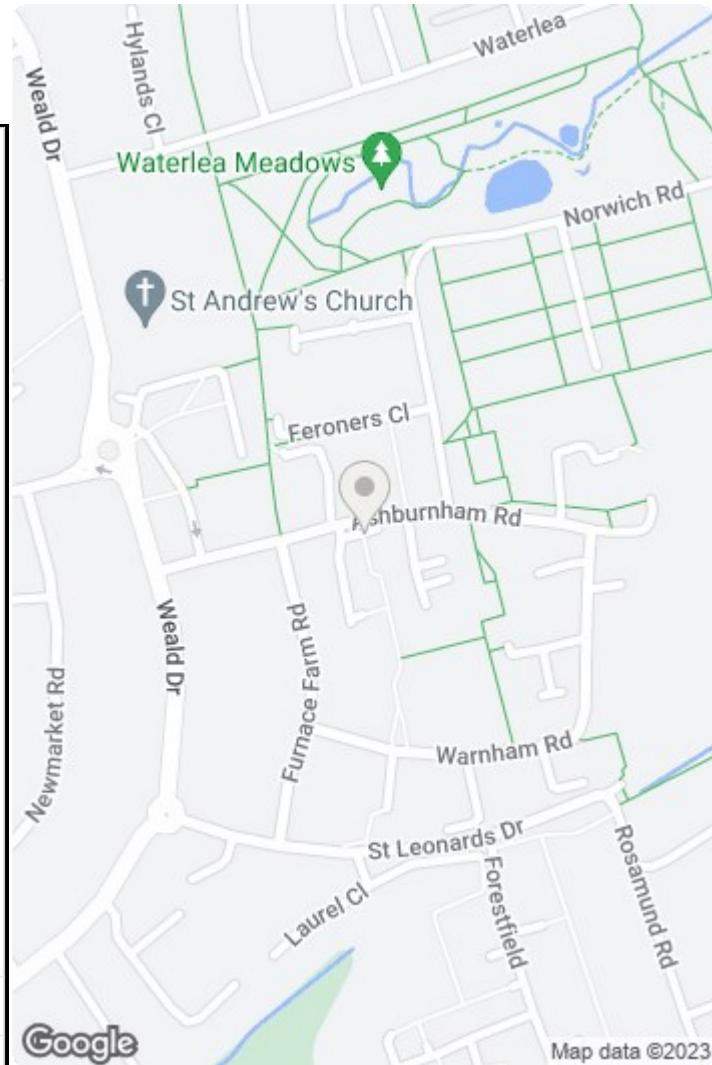
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(70-80) C	
(55-69) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

