



Longhurst Road  
Crawley, RH11 9SW

**£260,000**



# Longhurst Road, Crawley, RH11 9SW

Nestled in the charming area of Broadfield, Crawley, this recently renovated maisonette on Longhurst Road offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a stylish yet practical home.

The maisonette boasts two bathrooms, a rare feature that adds convenience and privacy for its residents. Each bathroom has been thoughtfully designed. The recent renovations have been carried out to a high standard, ensuring that the home is not only visually appealing but also functional.

The location is well-connected to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and convenience. Whether you are looking to invest in your first home or seeking a rental opportunity. Don't miss the chance to view this lovely maisonette and experience all it has to offer.

## Entrance Hall

Composite front door, wood laminate flooring, radiator, stairs to first floor landing.

## First Floor Landing

Storage cupboard, radiator, LVT flooring, stairs to second floor landing, doors to;

## Lounge/Diner

Wood laminate flooring, double glazed PVC windows to front and rear, radiators, loft access.

## Kitchen

Fitted with a range of floor and eye level units, stainless steel inset sink with drainer, electric cooker and hob with extractor fan, space for fridge freezer, space and plumbing for washing machine, double glazed PVC window to rear, part tiled walls, tiled flooring.

## Bedroom Two

Built in wardrobe, double glazed PVC window to side aspect, radiator.

## Bathroom

White suite comprising of w/c, hand basin and under counter units, panel enclosed bath with waterfall shower attachment and shower screen, heated towel rail, extractor fan, tiled walls, LVT flooring.

## Second Floor Landing

Double glazed PVC window to front aspect, door to;

## Bedroom One

Double glazed PVC window to rear aspect, radiator, loft access, door to en-suite.

## En-suite

White suite comprising of w/c, hand basin with under counter storage, walk-in shower with water fall shower and glass shower screen, heated towel rail, storage cupboard, extractor fan, part tiled walls, LVT flooring.

## 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.

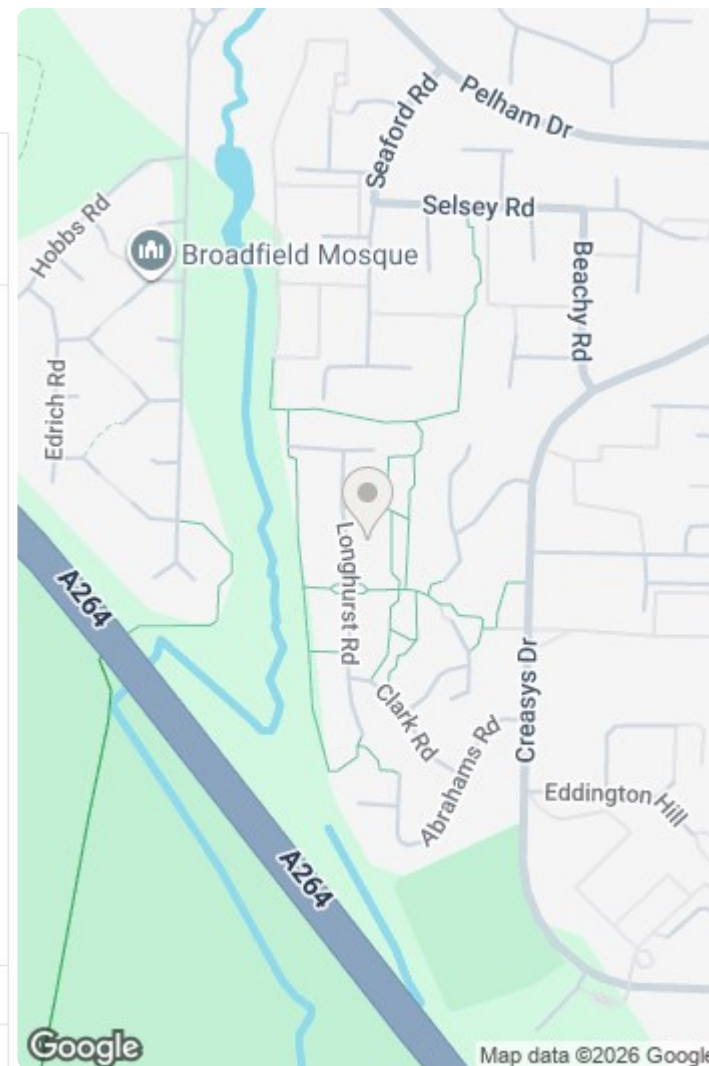




(1) Excluding balconies and terraces

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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(32-40) <b>A</b>			(22-29) <b>A</b>		
(41-45) <b>B</b>			(31-41) <b>B</b>		
(46-50) <b>C</b>			(39-45) <b>C</b>		
(51-55) <b>D</b>			(55-65) <b>D</b>		
(56-64) <b>E</b>			(66-74) <b>E</b>		
(65-68) <b>F</b>			(75-100) <b>F</b>		
(69-74) <b>G</b>			(101-120) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2009/31/EC			



