



Proctor Close  
Crawley, West Sussex RH10 7JW

**£235,000**

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Astons are delighted to market this stylish and well presented one bedroom ground floor maisonette in the highly desirable residential area of Maidenbower, within close proximity of local schools and amenities, conveniently located just 1 mile away from Three Bridges mainline train station. Inside this property has been extensively improved and consists of a bright and airy lounge/dining room, a refitted kitchen, a spacious bedroom with fitted wardrobe, a refitted three piece bathroom suite, ample storage throughout and a private enclosed south facing rear garden with direct access from property.

### Entrance Hall

Front door opening to hallway which comprises of wood effect laminate flooring, radiator, access to cupboard, doors to:

### Lounge/Dining Room

Wonderful light and airy room with wood effect laminate flooring, feature wall radiator, double glazed window to rear aspect, double glazed french doors to rear garden, opening to:

### Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with induction hob, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, part tiled walls, double glazed windows to front aspect, wood effect laminate flooring.

### Bathroom

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

### Bedroom

With double glazed windows to rear aspect, wood effect laminate flooring, radiator, fitted wardrobe with sliding mirrored doors.

### To The Rear

Tranquil space with patio area adjacent

to property, lawn garden, wall enclosed with side gate.

### To The Front

### 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

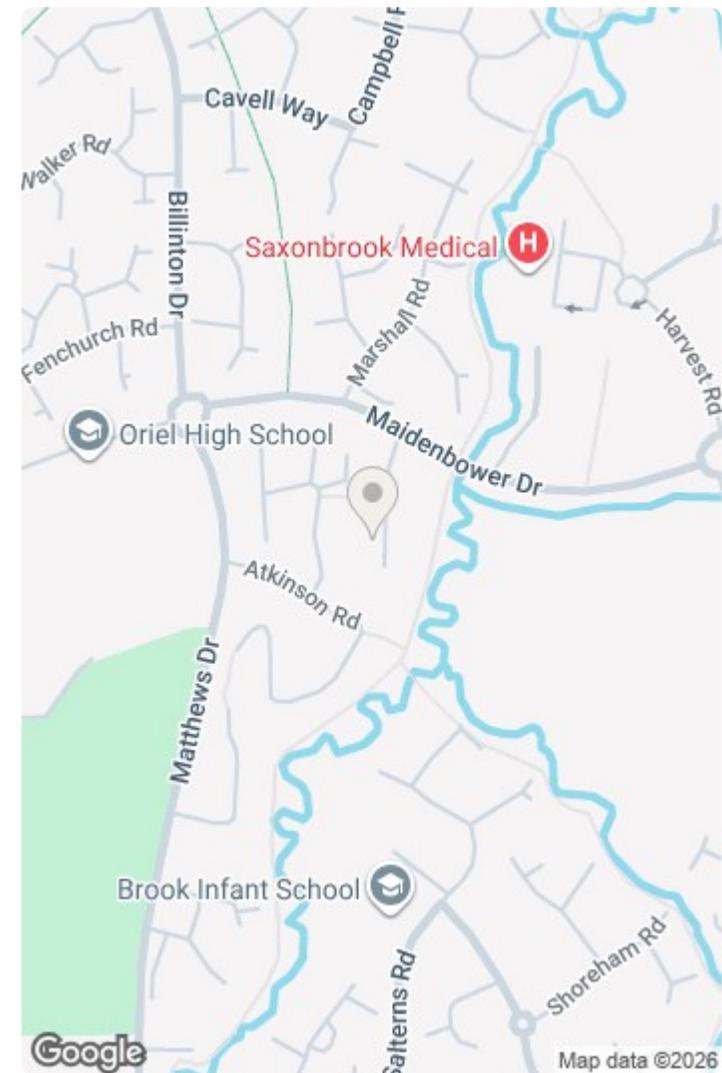
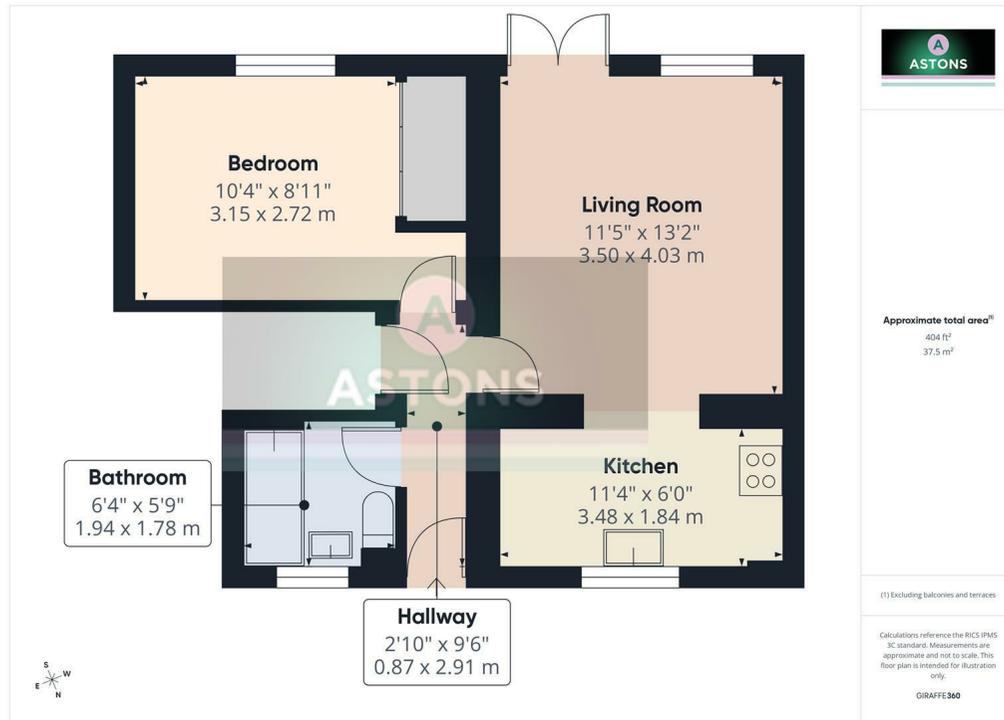
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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





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		EU Directive 2002/91/EC	

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

