

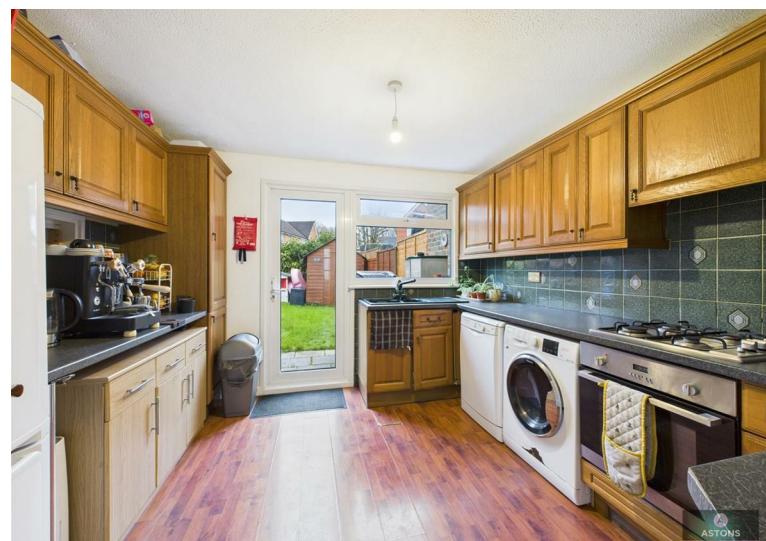


Argus Walk
Crawley, West Sussex RH11 8BQ

Guide Price £315,000

*** Guide Price £315,000 - £325,000 ***

Astons are delighted to market this well presented three bedroom house, situated within the popular residential area of Bewbush, close to local amenities, transport links and schools. Inside this property features a light and airy lounge/dining room, a fitted kitchen, a fitted downstairs cloakroom, three good sized bedrooms and a fitted bathroom. To the rear is a private enclosed garden, additional benefits of this house include upvc double glazed windows and gas central heating.



Entrance Porch

Obscure double glazed front door opening to entrance porch which features, tiled floor, access to storage cupboard with power and light, obscure double glazed windows to front aspect, door to:



Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with mixer-tap and splash back tiles, radiator, tiled floor, coving, obscure double glazed window to front aspect.



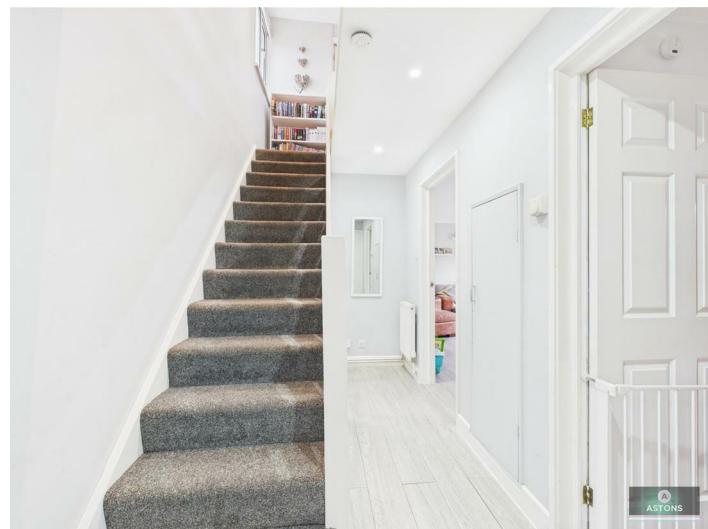
Lounge/Dining Room

Wood effect laminate flooring, radiators, coving, double glazed window to front aspect, double glazed sliding patio door to rear garden.



Hallway

Wood effect laminate flooring, radiator, access to storage cupboard, stairs to first floor, doors to:



Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher and fridge-freezer, integrated cooker with gas hob, sink with mixer-tap and drainer, roll top work surfaces, part tiled walls, wood effect laminate flooring, double glazed window to rear aspect, double glazed patio door to rear garden.



Landing

With access to loft space and airing cupboard, double glazed window to front aspect, doors to:

Bedroom One

Double glazed windows to rear aspect, radiator, access to fitted wardrobe with sliding doors.





Bedroom Two

Double glazed windows to rear aspect, radiator.



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.

Bedroom Three

Double glazed windows to rear aspect, radiator.



To The Rear

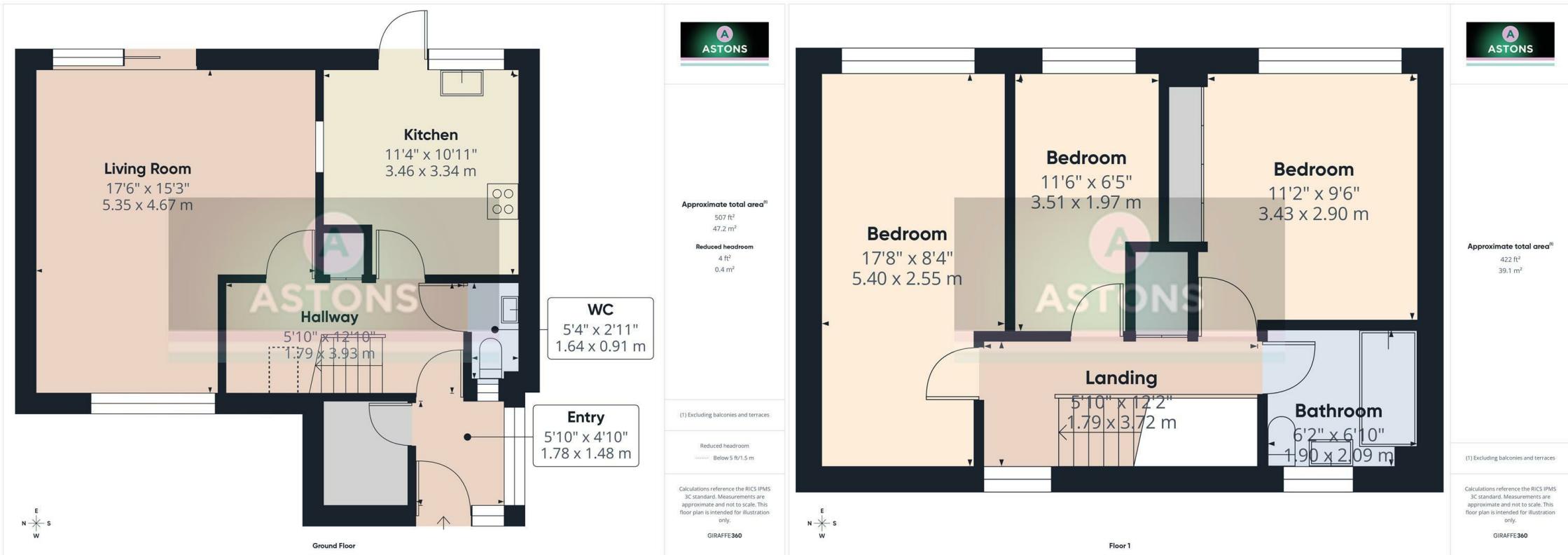
Patio area adjacent to property, lawn garden, fence enclosed.

Bathroom

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

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,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	