ASTONS



Constable Road
Crawley, West Sussex RH10 5LS

Guide Price £315,000

*** Guide Price £315,000 - £325,000 ***
Astons are delighted to market this well loved three bedroom house, situated within the ever popular residential area of Tilgate, located close to local amenities, transport links and the renowned Tilgate park. Inside this charming home features a light and airy living room, a separate dining room, a fitted kitchen, a fitted w/c, a fitted bathroom and three good sized bedrooms. To the rear is a private enclosed garden, additional benefits of this property include upvc double glazing and gas central heating. This property is offered to market with no onward chain.







Entrance Hall
Front door opening to entrance hall, access to understairs cupboard, radiator, stairs to first floor landing, doors to:



Living Room
Double glazed windows to front aspect, radiator, opening to:



Dining Room
Double glazed french doors opening to rear garden, radiator, door to:



Kitchen
Fitted with a range of units at base and eye level, integrated cooker, gas hob, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, part tiled walls, vinyl floor, double glazed window to rear aspect, radiator, obscure double glazed patio door to rear garden.



Landing
With access to airing cupboard and loft space, radiator, doors to:

Bedroom One
Double glazed windows to front aspect, radiator, access to in-built cupboard, access to in-build wardrobe with sliding doors.



Bedroom Two
Double glazed window to rear aspect, radiator, access to in-built wardrobe with sliding doors.




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Bedroom Three
Double glazed window to front aspect, radiator, access to in-built cupboard.



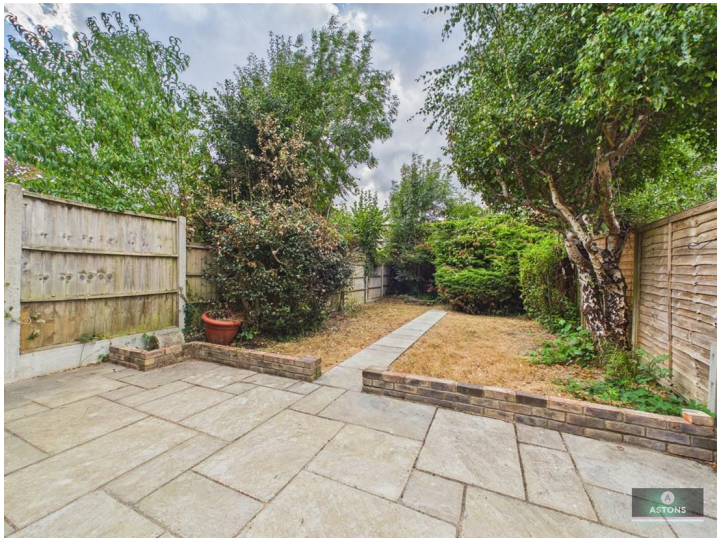
Separate W/C
Fitted with w/c, vinyl floor, obscure double glazed window to rear aspect.



Bathroom
Fitted suite comprising of wash hand basin with under counter unit, enclosed bathtub, tiled walls, vinyl floor, radiator, obscure double glazed window to rear aspect.



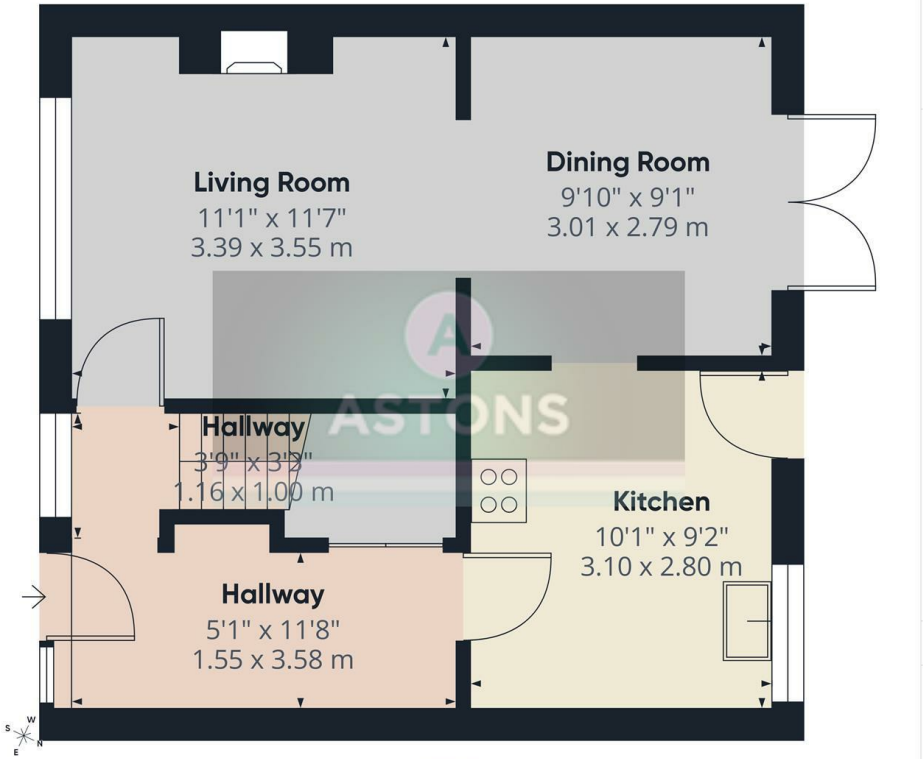
To The Rear
With patio area adjacent to property, outside tap, patio path leading to lawn garden, range of shrubs and hedges to borders, fence enclosed.



To The Front
Patio path leading to front door, range of shrubs and hedges to borders, dwarf wall.

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.



Ground Floor

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Approximate total area(1)

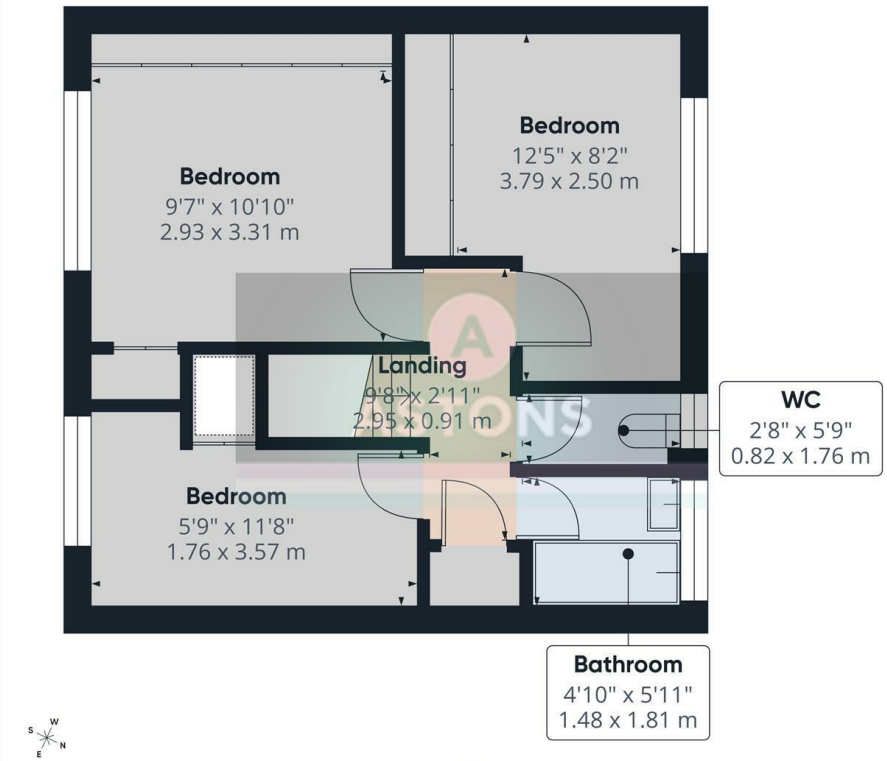
423 ft²

39.2 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.

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Floor 1

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Approximate total area(1)

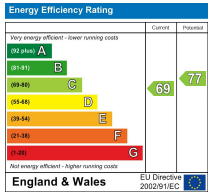
384 ft²

35.7 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.

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