



Primula Close  
Crawley, West Sussex RH10 3YJ

Guide Price £375,000

\*\*\* Guide Price £375,000-£395,000 \*\*\*

Astons are delighted to market this stylish and superbly presented two bedroom end of terrace house, situated within the highly desirable residential area of Forge Wood. Inside this wonderful home features a light and airy living room, a fitted kitchen/dining room, a fitted downstairs cloakroom, two excellent sized bedrooms and a fitted bathroom, to the rear is a tranquil enclosed garden. Additional benefits of this property include upvc double glazed windows, gas central heating and a driveway offering parking for two vehicles.



## Entrance Hallway

Front door opening to entrance hallway which comprises of wood effect laminate flooring, radiator, stairs to first floor, doors to:



## Kitchen/Dining Room

Fitted with a range of units at base and eye level, integrated washing machine, fridge-freezer and cooker with gas hob, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, radiator, tiled floor, double glazed window to side aspect.



## Living Room

Light and airy room with wood effect laminate flooring, radiator, double glazed window to rear aspect, double glazed patio door to rear garden.

## Landing

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



## Bedroom One

With double glazed windows to front aspect, radiator, access to in-built cupboard.





### Bedroom Two

With double glazed windows to rear aspect, radiator, access to in-built wardrobe.



### To The Rear

Tranquil space with patio area adjacent to property, outside tap and power point, lawn garden with access to shed, fence enclosed with side gate access.

### 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.



### Bathroom

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

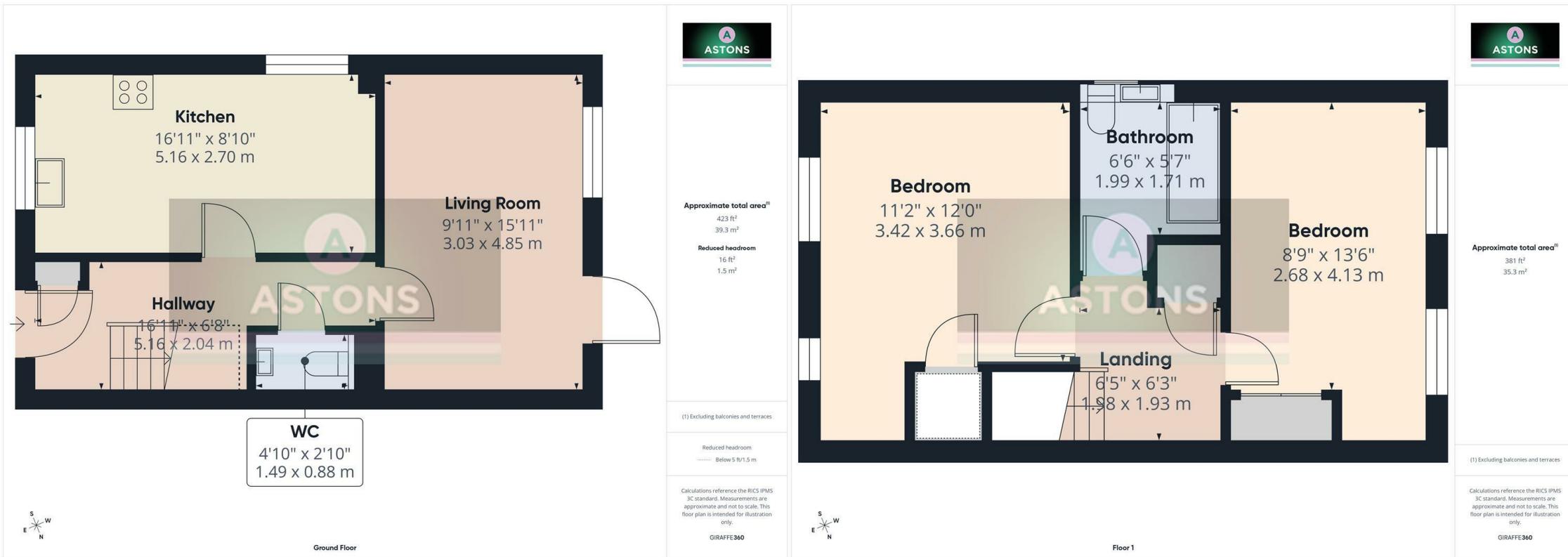


### To The Front

Driveway offering parking for two vehicles.

### Annual Estate Charge

This estate has an annual estate charge of £373.22.



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

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