



ASTONS



Britten Close  
Bewbush, RH11 8XQ

£209,950

Welcome to this charming flat located on Britten Close in the heart of Crawley. This delightful property, built in 1986, offers a comfortable living space of 717 square feet, making it an ideal choice for individuals or small families seeking a convenient and modern lifestyle.

Upon entering, you will find a well-proportioned reception room that serves as the perfect space for relaxation or entertaining guests. The flat features two inviting bedrooms, providing ample room for rest and privacy. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

The location of this flat is particularly appealing, as it is situated within easy access to local amenities, including shops, schools, and parks. Crawley itself boasts excellent transport links including the Fastway bus service, train services to London and Brighton and Gatwick Airport, making it an easy location to commute from.

This property presents a wonderful opportunity for those looking to invest in a home that combines practicality with a welcoming atmosphere. Whether you are a first-time buyer or seeking a rental investment, this flat on Britten Close is certainly worth considering. Don't miss the chance to make this lovely space your own.



### Hallway

Personal front door, intercom entry system, cupboard, radiator, large storage cupboard, doors to:

### Living/Dining Room

Double glazed window to the front, radiator, coving, fitted dresser unit with display shelves and cupboards.

### Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and tiled splashbacks, breakfast bar to one side, stainless steel sink with a mixer tap and drainer, space for an oven, fridge/freezer and washing machine, gas fired boiler, double glazed window to the front, tiled floor.

### Bedroom One

Double glazed window to the rear, radiator, built in wardrobe.

### Bedroom Two

Double glazed window to the rear, coving, built in wardrobe.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate Triton shower unit, hand basin with a vanity unit below, obscured double glazed window, part tiled walls, tiled floor, radiator.

### Parking

There is plenty of communal parking to the front of the property.

### 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.

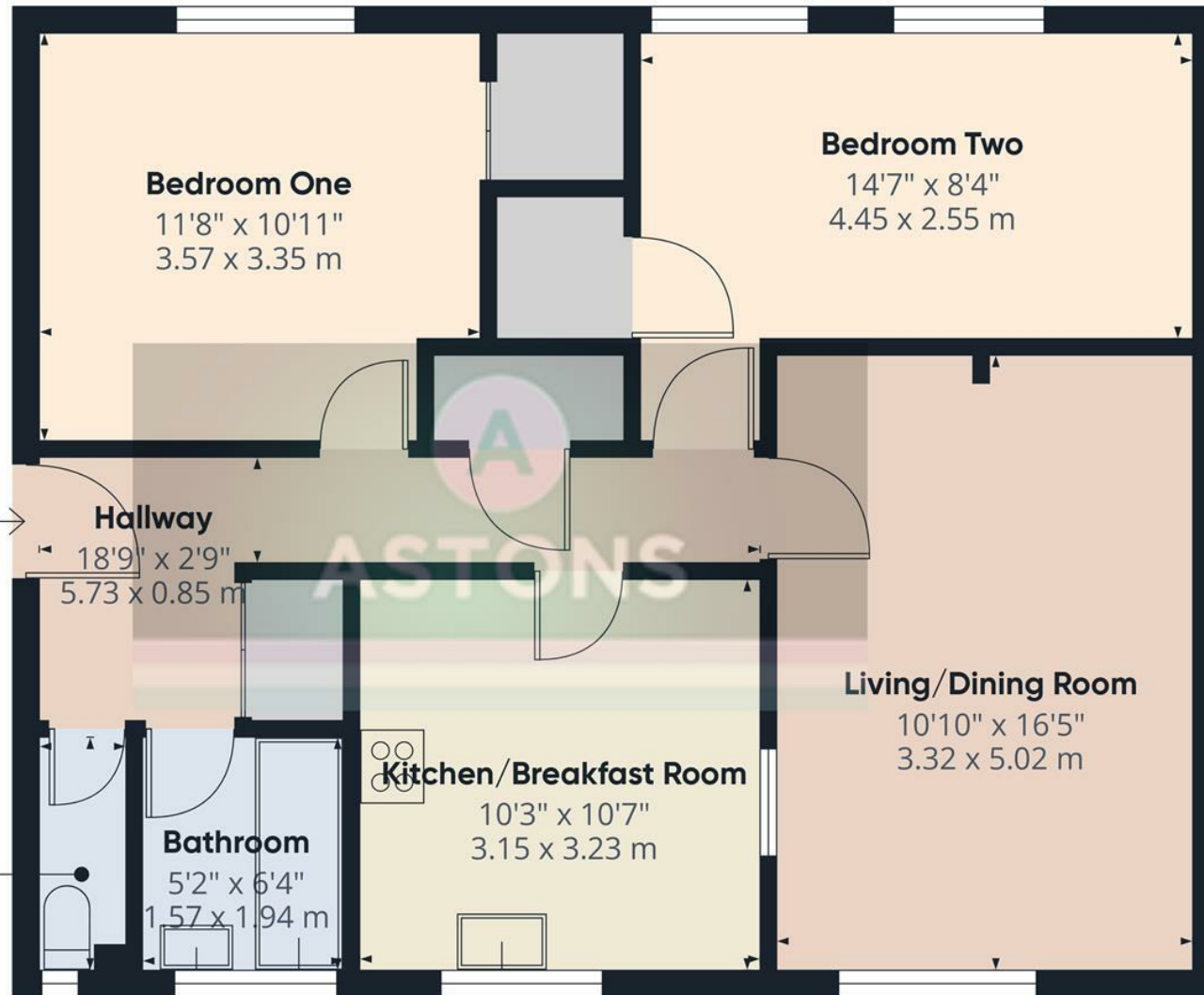
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.



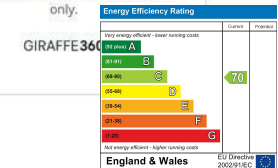




Approximate total area<sup>(1)</sup>  
717 ft<sup>2</sup>  
66.6 m<sup>2</sup>

(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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