



Stagelands
Crawley, West Sussex RH11 7PE

Offers In Excess Of £250,000

Astons are delighted to market this charming two bedroom first floor maisonette, located within the popular residential area of Langley Green, conveniently situated close to local schools, amenities and transport links. Inside this wonderful property features a light and airy lounge/dining room, a refitted kitchen, two excellent sized bedrooms, a refitted bathroom with a separate refitted w/c. To the rear is a private enclosed garden that is fully fence enclosed and boasts a brick shed.



Entrance Hall

Front door opening to entrance hall, which features stairs to first floor with double glazed windows to front aspect, access to loft space and door to:



Hallway

With access to airing cupboard, radiator, coving, doors to:



Lounge/Dining Room

Light and airy room with double glazed windows to front aspect, radiator, coving.



Kitchen

Beautifully refitted two tone kitchen with a range of units at base and eye level, integrated wall mounted double oven with separate gas hob and stainless steel extractor hood, integrated washing machine and separate integrated tumble dryer, space and power for fridge-freezer, composite sink with drainer and stainless steel detachable mixer-tap, wall mounted gas fire boiler, part tiled walls, tiled floor with under floor heating, double glazed windows to rear aspect.



Bathroom

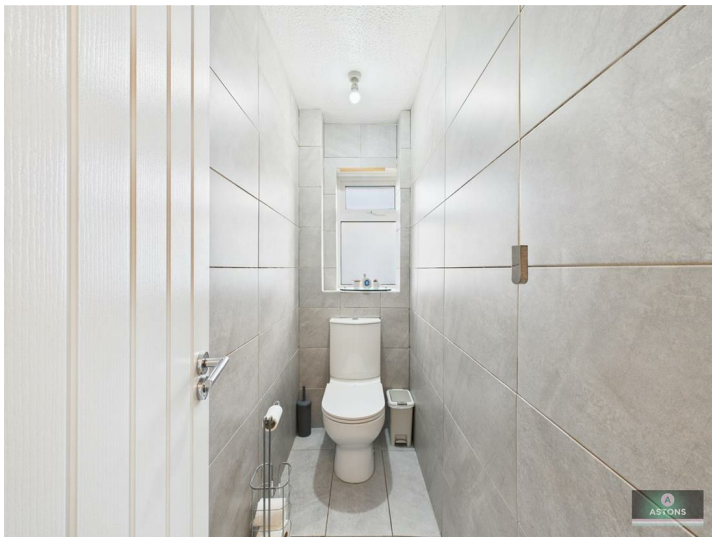
Refitted suite comprising of wash hand basin with mixer-tap and under counter unit, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed window to rear aspect.



Seperate W/C

Refitted suite comprising of w/c, tiled floor, tiled walls, obscure double glazed window to rear aspect.





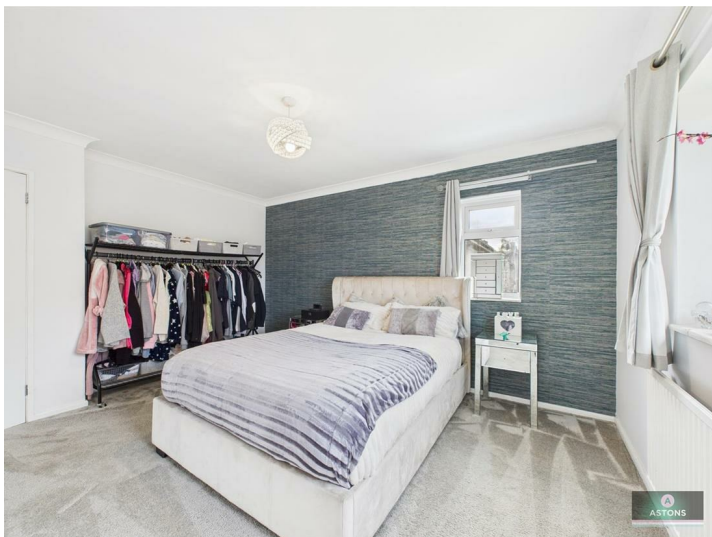
Bedroom One

Excellent sized room with dual aspect double glazed windows to front and side aspect, radiator, coving.



Rear Garden

Patio area leading to lawn garden, fence enclosed with access to brick outside storage shed.



Bedroom Two

Double glazed window to front aspect, coving, radiator.



Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Aston's 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

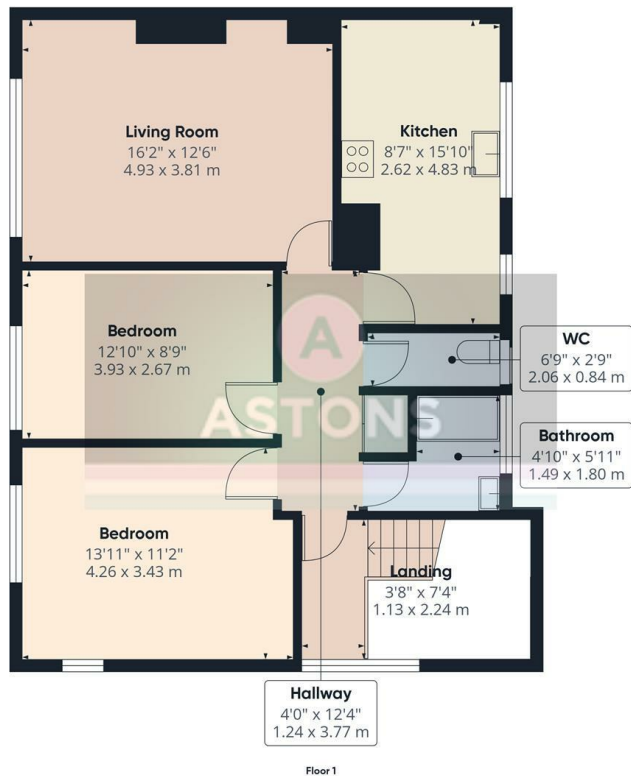
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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 Aston's, 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⁽¹⁾
730 ft²
67.8 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.

GIRAFFE 360

