



Prestwick Close
Crawley, West Sussex RH11 0UH

£215,000

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Astons are delighted to market this wonderful one bedroom first floor maisonette, situated within the ever popular residential area of Ifield. Inside this charming property features a light and airy living room, a fitted kitchen, an office/study, a fitted bathroom and a good sized bedroom, to the rear this property features a private enclosed garden. Additional benefits of this property include upvc double glazed windows, gas central heating and an allocated parking space.

Entrance Porch

Replacement front door opening to entrance porch, with stairs to first floor.

Living Room

Light and airy room with double glazed windows to front aspect, radiator, coving, access to storage cupboard, door to:

Study

Ample space with coving.

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, dishwasher, fridge-freezer and cooker, sink with mixer-tap and drainer, part tiled walls, vinyl floor, double glazed window to side aspect.

Hallway

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

Bathroom

Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap, heated towel rail, tiled walls, vinyl floor, obscure double glazed window to rear aspect.

Bedroom

With double glazed windows to rear aspect, radiator, access to fitted wardrobe.

To The Rear

Patio area adjacent to property, lawn garden, fence enclosed with a range of shrubs and hedges to borders.

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.

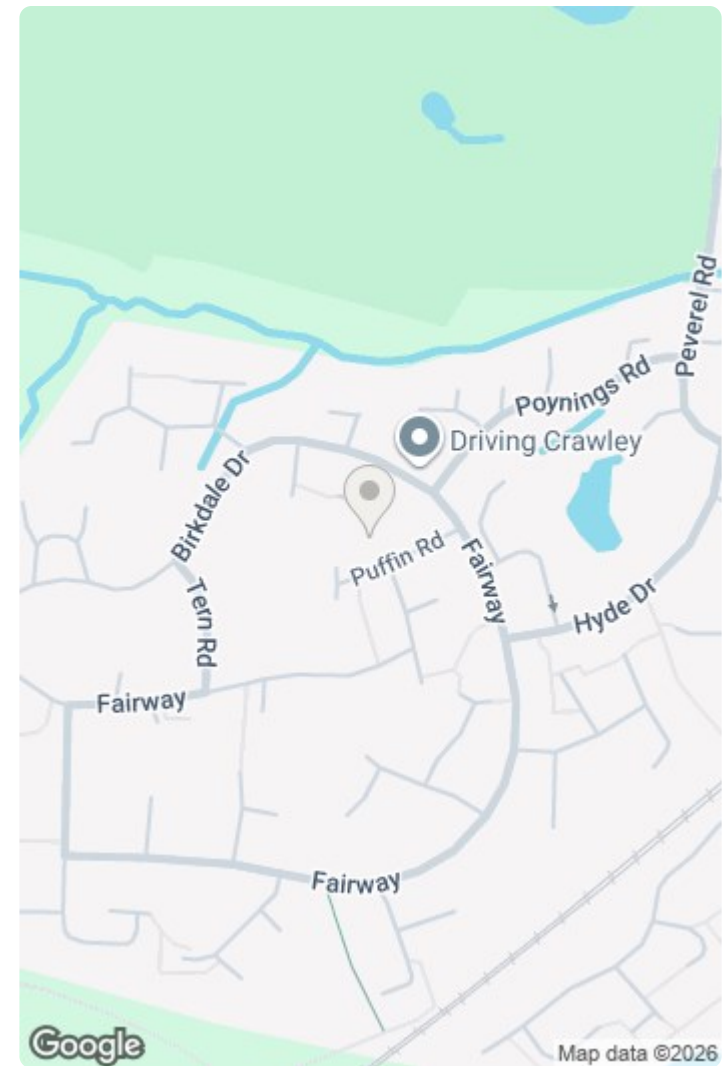
Disclaimer

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.





Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (1-14)			A (1-14)		
B (15-20)			B (15-20)		
C (21-25)			C (21-25)		
D (26-35)			D (26-35)		
E (36-45)			E (36-45)		
F (46-55)			F (46-55)		
G (56-65)			G (56-65)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

