



Town Mead  
West Green, RH11 7EG  
**£260,000**

Astons are pleased to offer to the market this two bedroom ground floor maisonette, which is ideally situated close to Crawley town centre, train station, leisure park and amenities. The property benefits from two double bedrooms, gas central heating, conservatory and a large direct access garden. The property is offered to the market with no onward chain.



### Entrance Hall

Obscured PVC front door, wood laminate flooring, radiator, coving, doors to;

### Kitchen

Fitted with a range of floor and eye level units, stainless steel sink with drainer, space and power for under counter fridge and freezers, space and plumbing for washing machine, space and gas for cooker, storage cupboard, tiled flooring, part tiled walls, double glazed window to front.



### Lounge

Open fireplace, wood laminate flooring, radiators, coving, door to;



### Conservatory

Double glazed PVC conservatory with french doors to garden, double glazed window to rear, corrugated plastic roof.



### Bedroom One

Double glazed window to rear, radiator, coving.

### Bedroom Two

Double glazed window to rear, radiator.

### Bathroom

Wet-room comprising of walk in electric shower, w/c, pedestal hand basin, vinyl flooring, tiled walls, obscured double glazed window to front.

### To The Rear

Patio adjacent to house leading to lawned area, side gate, storage shed.



### 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 £150 per transaction

- Open Convey panel £150 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>**  
777.26 ft<sup>2</sup>  
72.21 m<sup>2</sup>

(1) Excluding balconies and terraces

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