



Irving Walk
Crawley, West Sussex RH10 5BQ

£360,000

Astons are delighted to market this beautifully presented three bedroom house, nestled within the popular residential area of Tilgate, situated close to local amenities, parks, schools and transport links. Inside this lovely home features a refitted kitchen, a light and airy lounge/dining room, a refitted bathroom, three good sized bedrooms and a landscaped rear garden.



Entrance Hall

Front opening to entrance hall which features tiled floor, stairs to first floor, opening to:



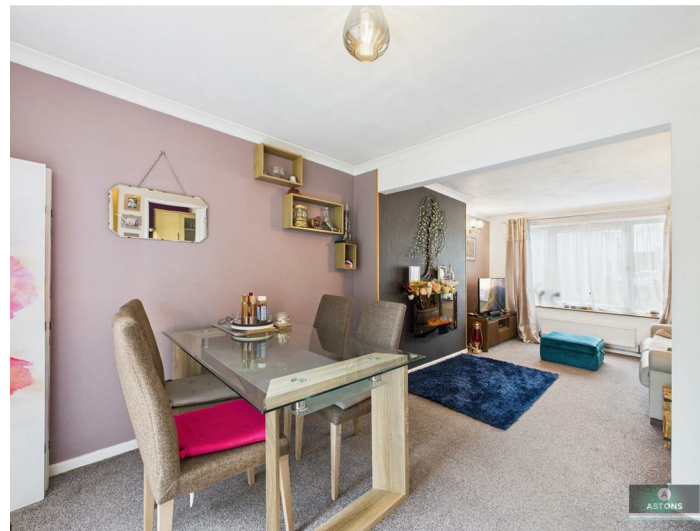
Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, integrated cooker with gas hob and stainless steel extractor hood, integrated under counter fridge and freezer, butler sink with stainless steel mixer-tap, breakfast bar, part tiled walls, tiled floor, radiator, double glazed window to rear aspect, double glazed patio door to rear garden, by-fold door opening to:



Lounge/Dining Room

Light and airy room with double glazed windows to front aspect, radiators, coving, double glazed sliding patio door to rear garden.



Landing

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

Bedroom One

Double glazed window to front aspect, radiator, fitted wardrobes, access to in-built cupboard.



Bedroom Two

Double glazed window to rear aspect, radiator, newly fitted wardrobes.



Bedroom Three

Double glazed window to front aspect, radiator.





Bathroom

Refitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under-counter units, enclosed bathtub with shower unit, heated towel rail, part paneled and part tiled walls, tiled floor, obscure double glazed window to rear aspect.



To The Rear

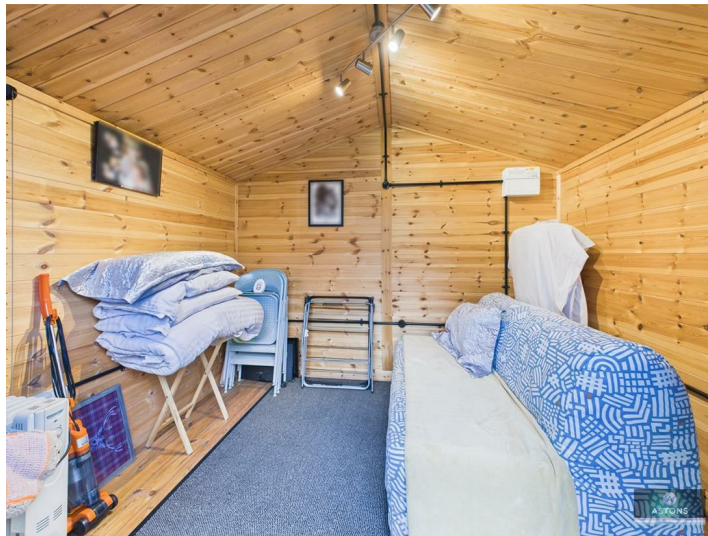
Tranquil and charming space with patio area adjacent to

property, outside power point, outside tap, lawn garden with flower beds and shrubs to borders, fence enclosed with rear gate access.



Summer-House

Situated in the garden with power and double skinned windows.



To The Front

Dwarf wall with patio path leading to front door, 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

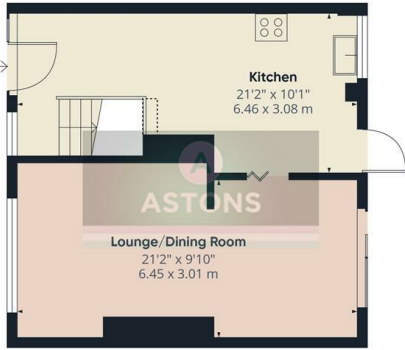
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

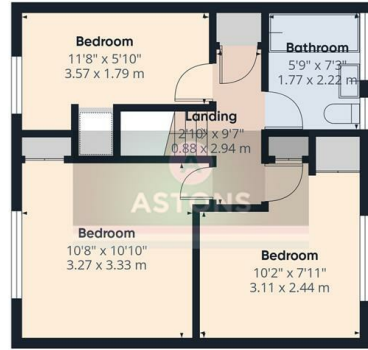
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

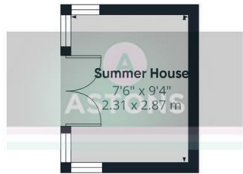
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 874 ft²
 81.4 m²
Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

