



Tinsley Lane
Crawley, West Sussex RH10 8AQ

£225,000

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Astons are delighted to market this spacious two bedroom ground floor apartment located within the popular residential area of Tinsley Lane. Inside this light and airy flat features a bright lounge/dining room, a fitted kitchen, a fitted bathroom and two good sized bedrooms with bedroom one featuring a fitted en-suite. Additional benefits of this property include upvc double glazing, gas central heating, access to tranquil communal gardens and an allocated parking space. This property is offered to market with no onward chain.

Entrance Hallway

Front door opening to entrance hallway which features wood effect laminate flooring, coving, radiator, access to airing cupboard and coat cupboard, doors to:

Lounge/Dining Room

Double glazed windows to front aspect, double glazed patio door opening to communal grounds, wood effect laminate flooring, radiators, coving, door to:

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with electric hob and extractor hood, stainless steel sink with mixer-tap and drainer, part tiled walls, wood effect laminate flooring, extractor fan.

Bathroom

Fitted white suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, panel enclosed bathtub with mixer-tap, part tiled walls, vinyl floor, radiator, extractor fan.

Bedroom One

Double glazed window to front aspect, radiator, door to:

En-Suite

Fitted suite comprising of w/c, wash hand basin with mixer-tap, walk in shower with shower unit, radiator, part tiled walls, vinyl floor, extractor fan.

Bedroom Two

Double glazed window to front aspect, radiator.

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.





