



Black Swan Close
Pease Pottage, West Sussex RH11 9BB

£725

Astons are delighted to offer this one bedroom first floor apartment conveniently situated for the M23 motorway and Crawley town centre, in Pease Pottage which is an ideal investment opportunity or first time purchase. The accommodation includes an entrance hall, white bathroom suite with double glazed window, fitted kitchen with white goods, a double bedroom with double fitted wardrobes, and lounge/dining room. The property further benefits from replacement Upvc double glazing, an allocated parking space. * Available immediately *

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Communal Entrance

Security entry system to communal area, stairs to first floor landing, internal lobby with front door to

Entrance Hall

Carpeted, storage heater, airing cupboard housing hot water cylinder, storage cupboard, doors to

Lounge/Dining Room

14'6 x 11'5 maximum (4.42m x 3.48m maximum)



Fully carpeted, dual aspect Upvc double glazed windows, storage heater

Fitted Kitchen

8'1 x 7'1 (2.46m x 2.16m)



Fitted with a range of units at base and eye level, roll-topped work surfaces, built-in oven, electric hob, washing machine with space and plumbing, fridge/freezer, wall heater, part tiled walls, vinyl floor, Upvc double glazed window

Bathroom

7'1 x 7'1 (2.16m x 2.16m)



White suite comprising panel enclosed bath with separate electric shower, close coupled w.c, wash hand basin with pedestal, part tiled walls, wall heater, Upvc double glazed window

Double Bedroom

14'6 maximum x 8'1 (4.42m maximum x 2.46m)



Dual aspect Upvc double glazed windows, electric heater, fitted double wardrobes with mirrored doors

Outside

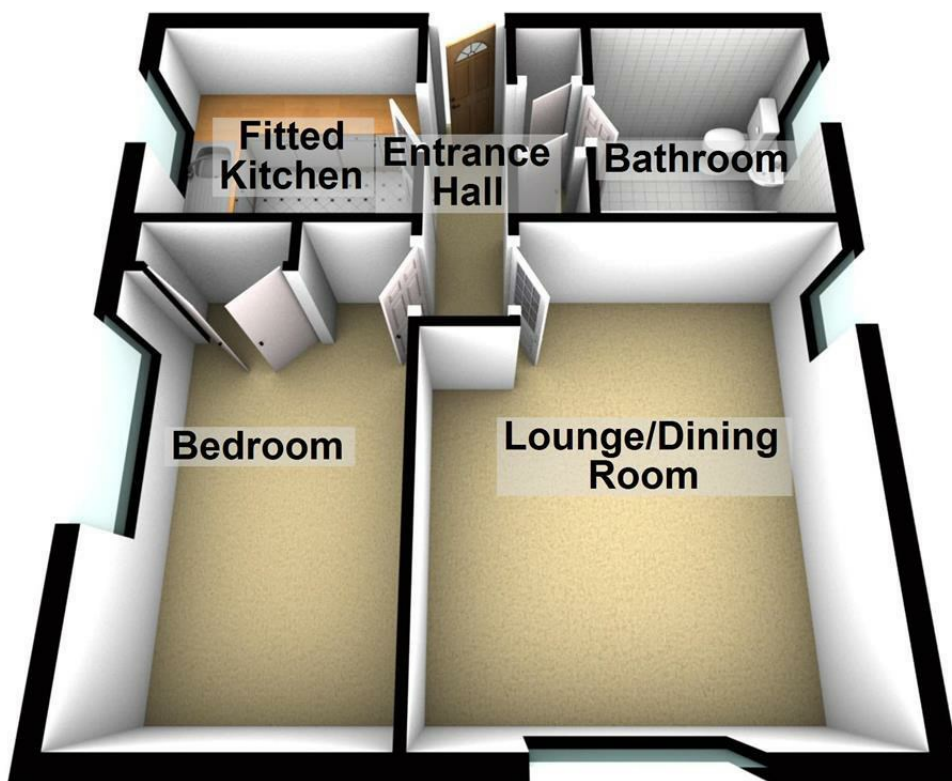
Allocated parking space, communal lawns and shrubs

Members of the property ombudsman
Members of CMP for client money protection
holding deposit equivalent of one week rent
security deposit equivalent 5 weeks rent

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First Floor



Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		61	67
EU Directive 2002/91/EC			