

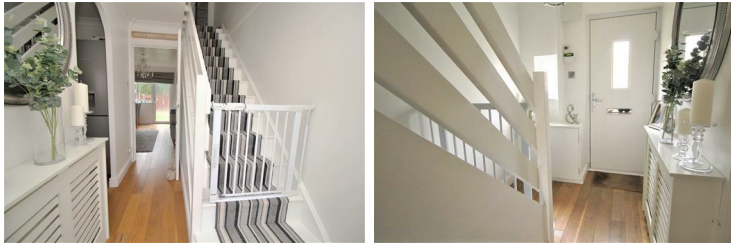
**St. Helier Close**  
**Cottesmore Green, West Sussex RH11 9PU**

**£1,095**

Astons are delighted to market this beautifully presented and extensively improved two bedroom terraced house in Cottesmore Green, Crawley, located within close proximity to fastway bus links and local amenities. Inside this property features a fitted kitchen, a light and airy lounge/dining room, a refitted white bathroom suite and two double bedrooms, to the rear is a private enclosed garden with direct access from property. Additional benefits include upvc double glazing throughout, gas central heating, an allocated parking space and ample storage, viewings for this property come highly recommended. \* Available immediately \*

# St. Helier Close, Cottesmore Green, West Sussex RH11 9PU

## Entrance Hall



Replacement front door, radiator, stairs to first floor landing, obscure double glazed window to front aspect, oak wood flooring, coving, opening to kitchen, door too:

## Lounge/Dining Room

14'2 x 11'10 (4.32m x 3.61m)



Oak wood flooring, coving, radiator, access to under-stairs storage cupboard, double glazed window to rear aspect, obscure double glazed patio door to rear garden.

## Kitchen

10'1 x 5'10 (3.07m x 1.78m)



Range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with four ring gas hob, stainless steel sink with mixer-tap and drainer, roll top work surfaces, extractor fan, part tiled walls, oak wood flooring, coving, double glazed window to front aspect.

## Landing



Coving, access to loft space, doors too:

## Bedroom One

11'5 x 9'0 (3.48m x 2.74m)



Double glazed windows to rear aspect, radiator, coving, wood effect laminate flooring.

## Bedroom Two

8'8 x 9'3 (2.64m x 2.82m)



Double glazed windows to front aspect, radiator, coving, wood effect laminate flooring, access to two in built cupboards.

## Bathroom



White suite consisting of w/c, wash hand basin with mixer-tap and under counter units, panel enclosed bathtub with mixer-tap and shower attachment, heated towel rail, extractor fan, part tiled walls, wood effect laminate flooring.

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## To The Rear



Decking area adjacent to property, artificial grass lawn, decking area to the rear, fence enclosed, rear gate access.

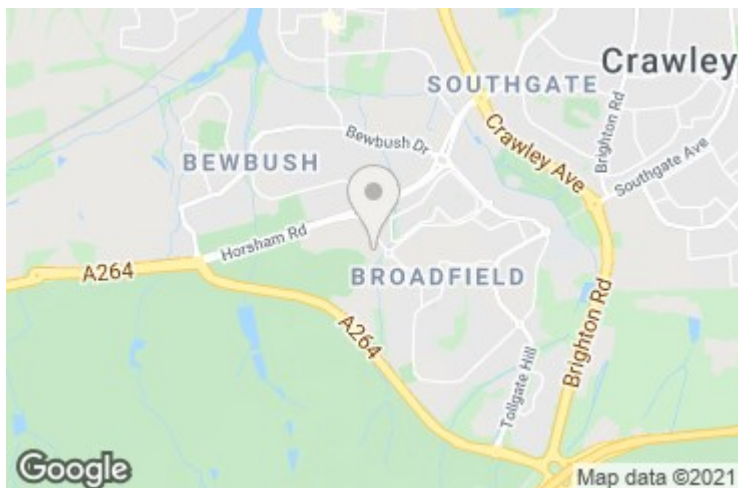
## To The Front



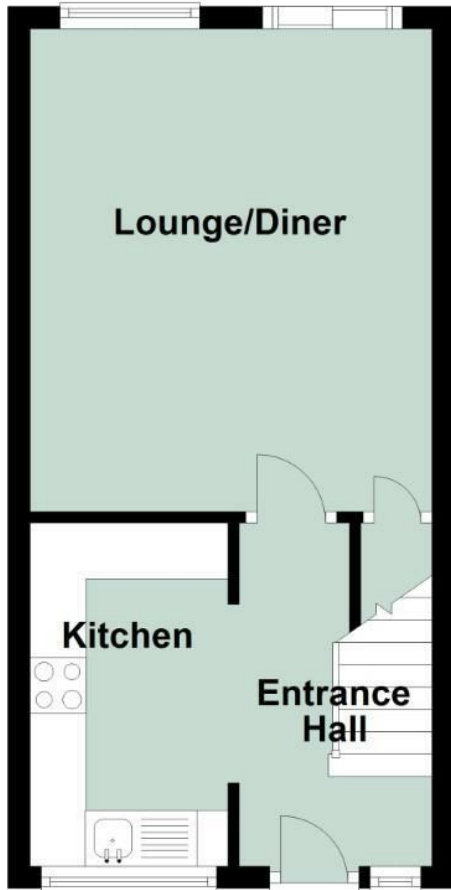
Patio steps leading to front door, lawn front garden, allocated parking bay.

## Disclaimer

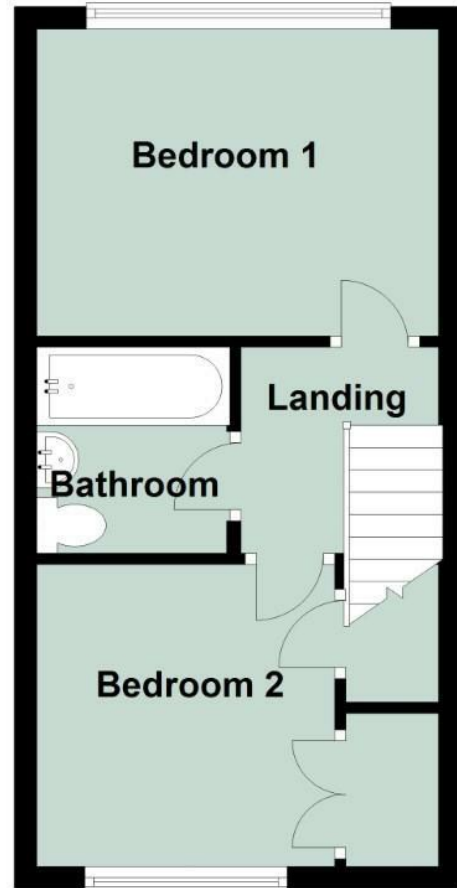
Members of the property ombudsman  
Members of CMP for client money protection  
holding deposit equivalent of one week rent  
security deposit equivalent 5 weeks rent  
reservation deposit equivalent of one weeks rent



## Ground Floor



## 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			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	