



St. Sampson Road
Crawley, West Sussex RH11 9RP

£225,000

***** NO ONWARD CHAIN ***** Astons are delighted to market this one-bedroom house situated in the popular residential area of Cottesmoore Green, located within close proximity of local amenities and transport links. Inside this property features a light and airy living room, a fitted kitchen, fitted bathroom and an excellent size bedroom with in-built wardrobe. Additional benefits of this house include upvc double glazing, a private separate garden and an allocated parking space, this property is offered to market with no onward chain. Council Tax Band 'B', Tenure: Freehold.



Entrance Porch

Front door, access to cupboard, opening to:

Living Room

Double glazed windows to front aspect, stairs to first floor landing, opening 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 gas hob, stainless steel sink with drainer, part tiled walls, vinyl flooring.

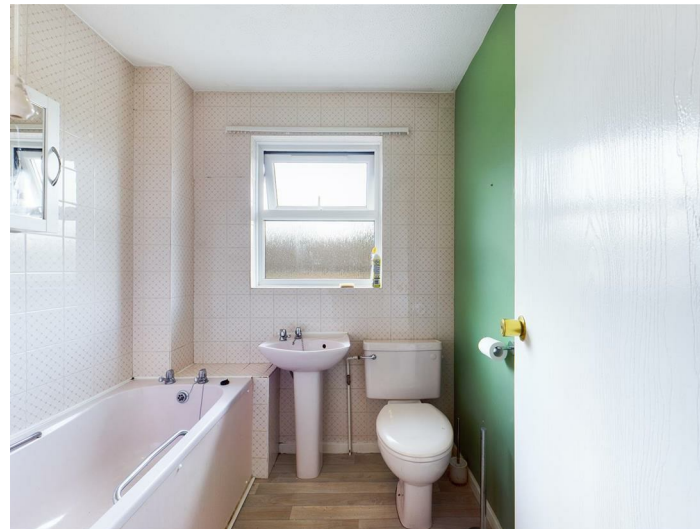


Landing

Access to in-built wardrobe with sliding mirrored doors, access to loft space, doors to:

Bathroom

Three piece suite comprising of w/c, wash hand basin with pedestal, panel enclosed bathtub, obscure double glazed window to front aspect, part tiled walls, vinyl flooring.



Master Bedroom

Double glazed windows to front aspect, access to in-built wardrobe with sliding mirrored doors.



Private Garden

Located within close proximity of the property, pebbled garden with patio slabs leading to shed, fence enclosed, hedges and shrubs to boarders.





To The Front

Patio path to front door, hedges and shrubs to borders.



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.

Entrance Porch

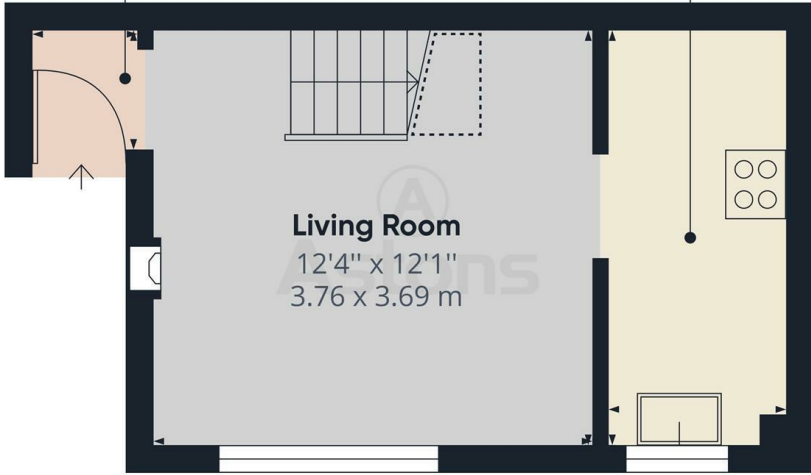
3'4" x 3'9"
1.04 x 1.17 m

Kitchen

5'6" x 12'1"
1.68 x 3.69 m

Living Room

12'4" x 12'1"
3.76 x 3.69 m



Ground Floor



Approximate total area⁽¹⁾

232.22 ft²

21.57 m²

Reduced headroom

14.76 ft²

1.37 m²

(1) Excluding balconies and terraces.

Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE 360

Master Bedroom

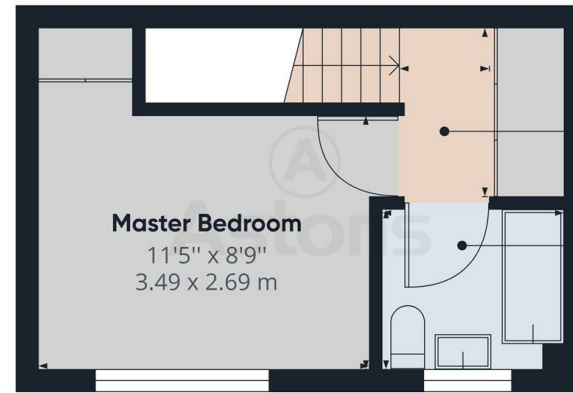
11'5" x 8'9"
3.49 x 2.69 m

Landing

3'2" x 6'0"
0.98 x 1.84 m

Bathroom

6'4" x 5'9"
1.95 x 1.77 m



Floor 1



Approximate total area⁽¹⁾

185.31 ft²

17.22 m²

(1) Excluding balconies and terraces.

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QIRAFFE 360

