



ASTONS



Barn Close  
Crawley, West Sussex RH11 9AN

£290,000

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Astons are delighted to market this stylish and refurbished two bedroom, ground floor maisonette, located within the charming area of Pease Pottage. Inside this property features a light and airy living room, a refitted kitchen that boasts integrated appliances, a refitted shower-room, two excellent sized bedrooms and a conservatory with insulated roof. To the rear is a private enclosed garden that boasts side gate access. This wonderful maisonette is offered to market with no onward chain.

### Hallway

Front door opening to hallway which comprises of wood effect laminate flooring, radiator, access to storage cupboard, doors to:

### Living Room

With double glazed windows to front aspect, radiator, wood effect laminate flooring, log burner, opening to:

### Kitchen

Refitted with a range of units at base and eye level, integrated appliances including under counter fridge, under counter freezer, washing machine, dishwasher, oven with induction hob and extractor fan, sink with mixer-tap, part tiled walls, wood effect laminate flooring, french doors to:

### Conservatory/Dining Room

Brick and upvc design with fully insulated roof, double glazed windows to rear aspect, double glazed french doors to rear garden, vinyl flooring.

### Shower-Room

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

### Bedroom One

With double glazed windows to front aspect, radiator, wood effect laminate flooring.

### Bedroom Two

With double glazed windows to rear aspect, wood effect laminate flooring, radiator.

### To The Rear

Patio area adjacent to property, lawn garden with outside tap, fence enclosed with side gate access.

### To The Front

Lawn front garden, patio steps to front door.

### 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.

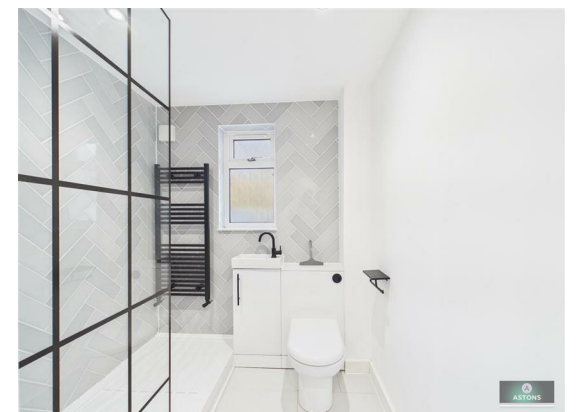
### Disclaimer

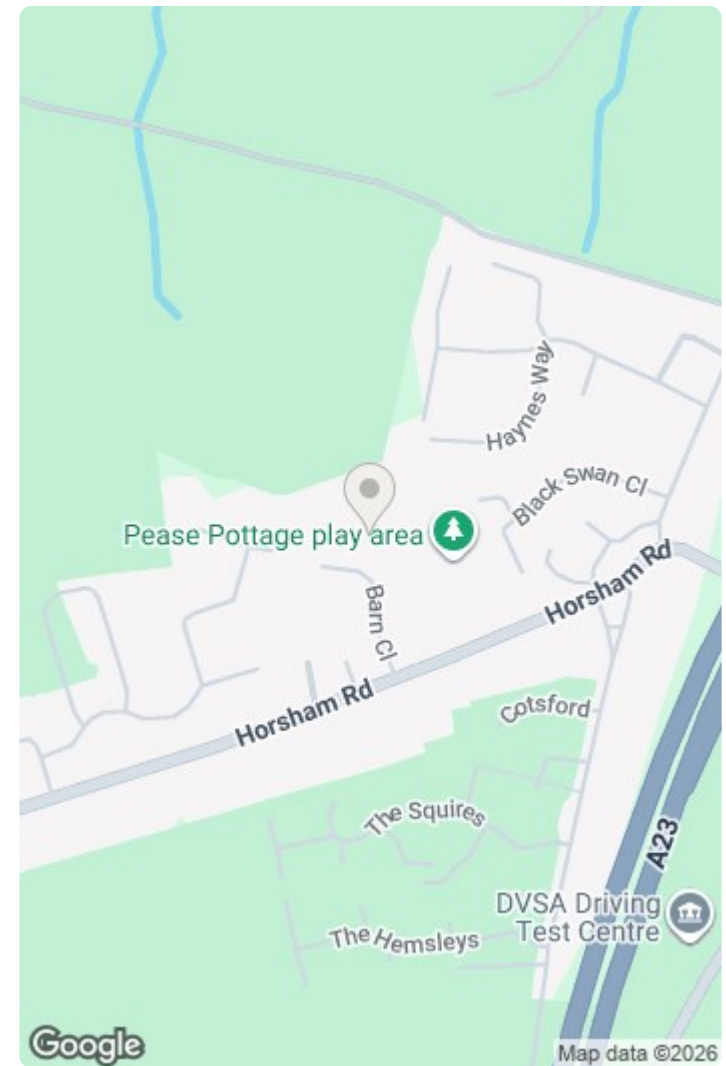
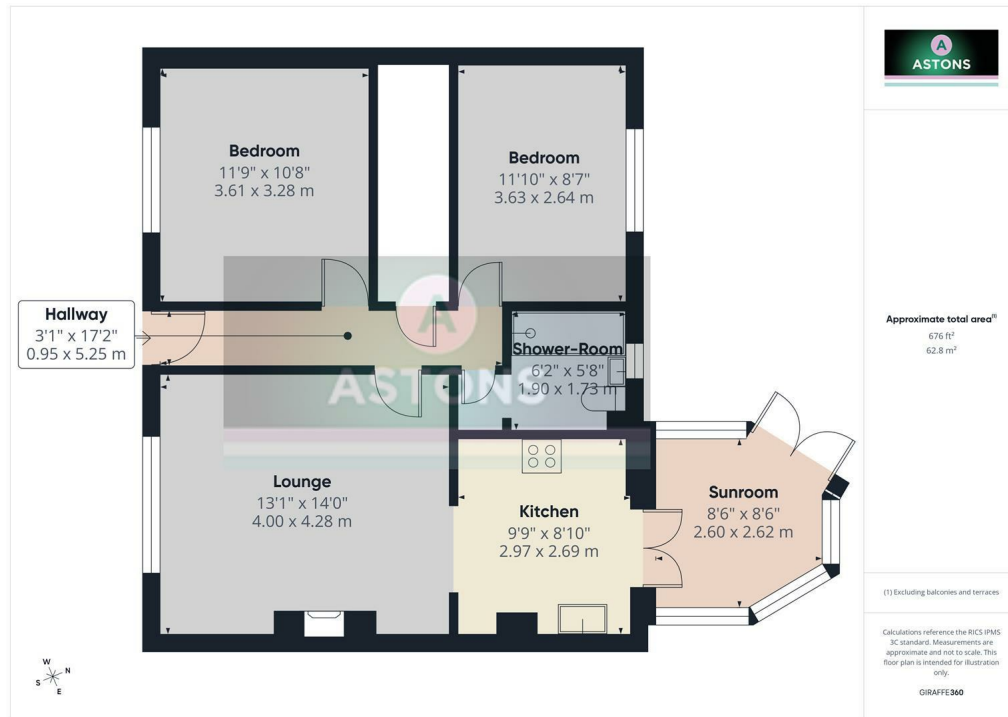
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or

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.





Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
21-27kWh	A		
21-51kWh	B		
18-40kWh	C		
15-40kWh	D		
12-54kWh	E	52	
10-138kWh	F		
11-200kWh	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

