



ASTONS



Wheeler Road
Crawley, West Sussex RH10 7UF

Offers In Excess Of £200,000

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Astons are delighted to market this charming one bedroom ground floor maisonette, located within the ever popular residential area of Maidenbower, within close proximity of local amenities and transport links. Inside this wonderful property features a light and airy lounge/dining room, a fitted kitchen, a refitted bathroom and a good sized bedroom. To the front is a private tranquil garden area and access to two allocated parking spaces, this excellent maisonette is offered to market with no onward chain.

Entrance Porch

Replacement composite front door opening to entrance porch, door to:

Lounge/Dining Room

Light and airy room with double glazed window to front aspect, door to:

Hallway

With access to storage cupboards and airing cupboard, doors to:

Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, cooker, dishwasher and fridge-freezer, stainless steel sink with drainer, part tiled walls, vinyl floor, double glazed window to front aspect.

Bathroom

Fitted suite comprising of w/c, wash hand basin with pedestal, panel enclosed bath with mixer-tap, heated towel rail, part tiled walls, tiled floor, extractor fan, obscure double glazed window to rear aspect.

Bedroom

Double glazed window to rear aspect, access to in-built wardrobe with sliding mirrored doors.

To The Front

Patio path leading to front door, lawn front garden, with access to two allocated parking spaces and further access to additional outside space which is partly fence enclosed.

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.



