ASTONS



Flamstead Heights
Crawley, West Sussex RH11 9JS

Offers In Excess Of £300,000

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Astons are delighted to market this well presented three bedroom house, situated within Broadfield, conveniently located close to local amenities and transport links. Inside this charming home features a light and airy living room, a fitted kitchen, a refitted downstairs cloakroom, a fitted bathroom and three excellent sized bedrooms, to the rear is a private enclosed courtyard garden. Additional benefits of this property include upvc double glazed windows and gas central heating.

Entrance Porch
Front door opening to entrance porch which comprises of tiled floor, access to storage cupboard, door to:

Hallway
Wood effect laminate flooring, stairs to first floor, radiator, doors to:

Downstairs Cloakroom
Refitted suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, part tiled walls, tiled floor.

Living Room
Light and airy room with dual aspect double glazed windows to front and rear aspect, coving, radiator, wood effect laminate flooring.

Kitchen
Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and cooker, integrated fridge-freezer, stainless steel sink with mixer-tap and drainer, part tiled walls, wood effect laminate flooring, with access to larder and breakfast bar, double glazed window to rear aspect, obscure double glazed patio door to rear garden.

Landing
With access to airing cupboard and storage cupboard, obscure double glazed window to front aspect, doors to:

Bathroom
Fitted white suite comprising of w/c, wash hand basin mixer-tap and pedestal, enclosed bathtub with shower unit, heated towel rail, part tiled walls, tiled floor, obscure double glazed window to front aspect.

Bedroom One
Double glazed windows to rear aspect, radiator, access to in-built wardrobe with sliding mirrored doors.

Bedroom Two
Double glazed window to rear aspect, radiator.

Bedroom Three
Double glazed window to rear aspect, radiator.

To The Rear
Courtyard garden, fence enclosed

To The Front
Patio path leading to front door.

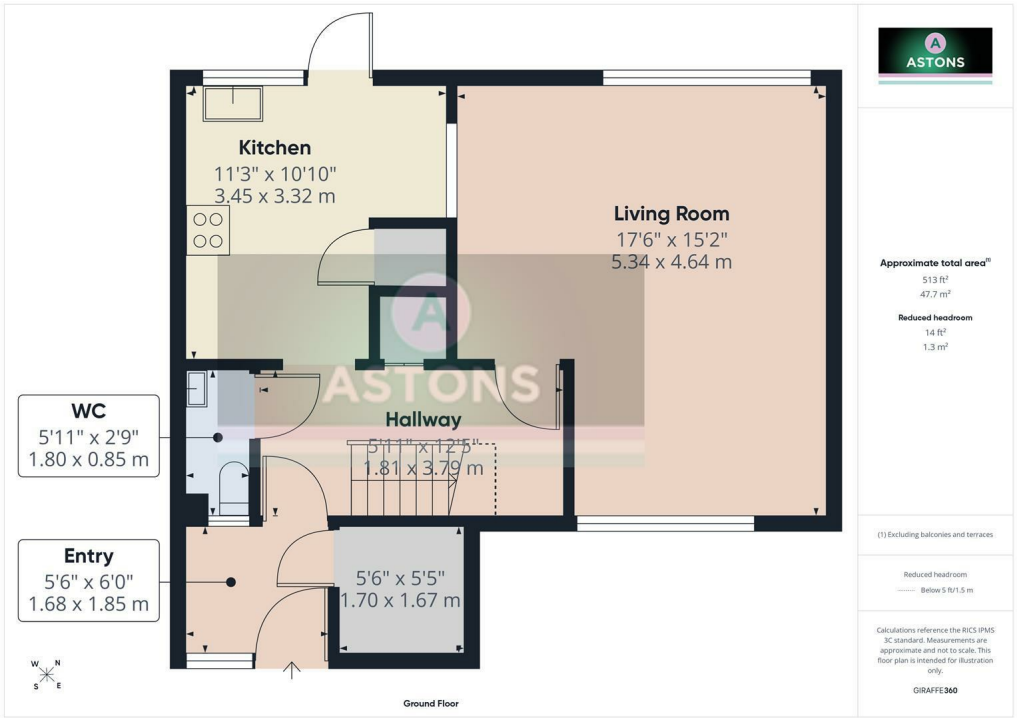
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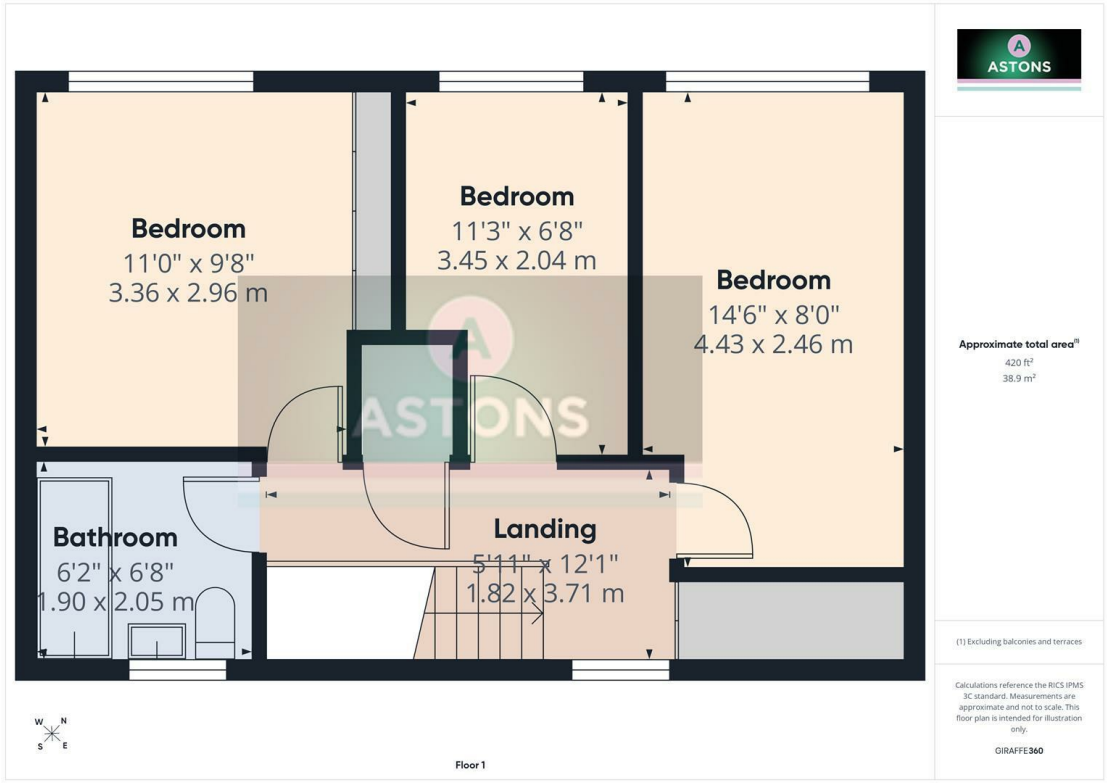
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Conveyancing - Lewis & Dick £200 per transaction
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

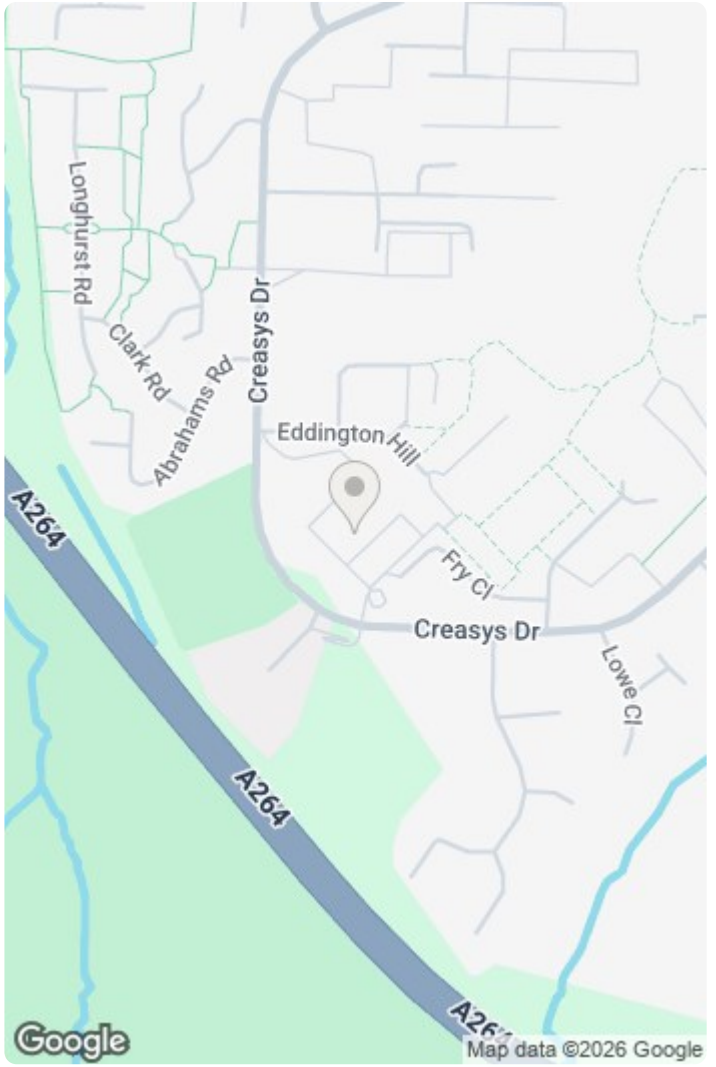


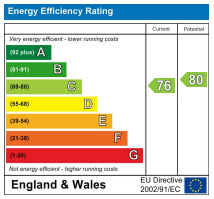





Kitchen
11'3" x 10'10"
3.45 x 3.32 m
Living Room
17'6" x 15'2"
5.34 x 4.64 m
WC
5'11" x 2'9"
1.80 x 0.85 m
Hallway
5'11" x 12'5"
1.81 x 3.79 m
Entry
5'6" x 6'0"
1.68 x 1.85 m
5'6" x 5'5"
1.70 x 1.67 m
N
W
E
S
Ground Floor
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Approximate total area(1)
513 ft²
47.7 m²
Reduced headroom
14 ft²
1.3 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Bedroom
11'0" x 9'8"
3.36 x 2.96 m
Bedroom
11'3" x 6'8"
3.45 x 2.04 m
Bedroom
14'6" x 8'0"
4.43 x 2.46 m
Bathroom
6'2" x 6'8"
1.90 x 2.05 m
Landing
5'11" x 12'1"
1.82 x 3.71 m
N
W
E
S
Floor 1
ASTONS
Approximate total area(1)
420 ft²
38.9 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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Longhurst Rd
Clark Rd
Abrahams Rd
Creasys Dr
Eddington Hill
A264
Fry Cl
Creasys Dr
Lowe Cl
A264
A26
Google
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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
76
80
England & Wales
EU Directive 2002/91/EC


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