



ASTONS



Beaumont Close
Crawley, West Sussex RH11 0RN

Offers In Excess Of £360,000

Astons are delighted to market this stylish and vastly improved three bedroom house, situated within Ifield, conveniently located to local amenities and transport links. Inside this renovated home features a refitted kitchen/dining room, a light and airy living room, a refitted downstairs cloakroom, three excellent sized bedrooms and a fitted bathroom, to the rear is a private enclosed garden. Additional benefits of this property include rewiring, upvc double glazed windows, gas central heating and network cabling linking upstairs and downstairs.



Entrance porch

Replacement composite front door, LVT flooring, access to laundry cupboard which features space, power and plumbing for washing machine and tumble dryer, opening to:

Hallway

With stairs to first floor landing, feature oak banister, LVT flooring, doors to:



Downstairs Cloakroom

Refitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, radiator, LVT flooring, extractor fan.



Living Room

Light and airy room with double glazed windows to front aspect, feature wall radiator, by-folding french doors to:



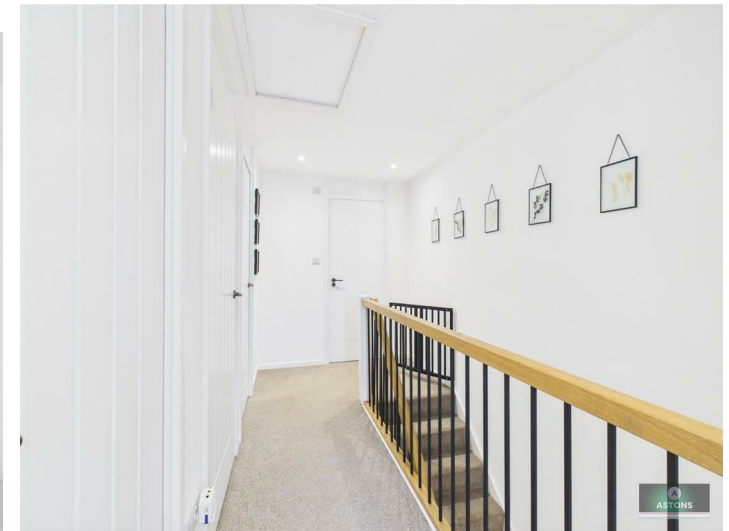
Kitchen/Dining Room

Refitted with a range of units at base and eye level, integrated appliances including fridge-freezer, dishwasher, cooker and microwave, ceramic hob with extractor fan, composite sink with mixer-tap and drainer, feature wall radiator, double glazed windows to front aspect, LVT flooring, double glazed french doors to rear garden.



Landing

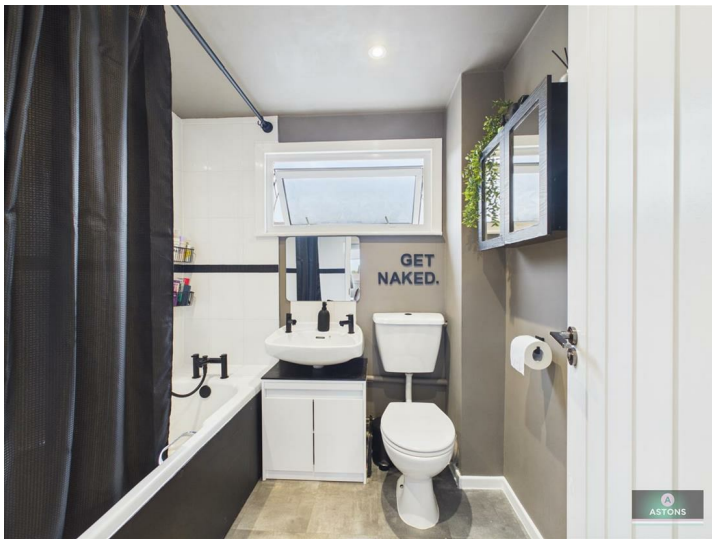
With access to airing cupboard and loft space, doors to:



Bathroom

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





Bedroom One

With double glazed windows to rear aspect, radiator.



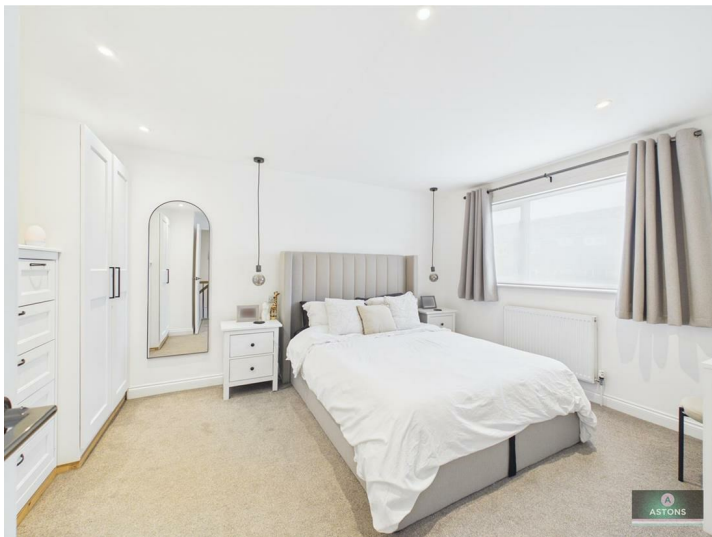
Bedroom Three

With double glazed window to front aspect, radiator.



To The Front

With patio path to front door, tap in the front garden, which can be shut off.



Bedroom Two

With double glazed window to front aspect, radiator.



To The Rear

Patio area adjacent to property, external socket and lighting, dwarf wall with patio steps leading to lawn area, fence enclosed with rear gate access.

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

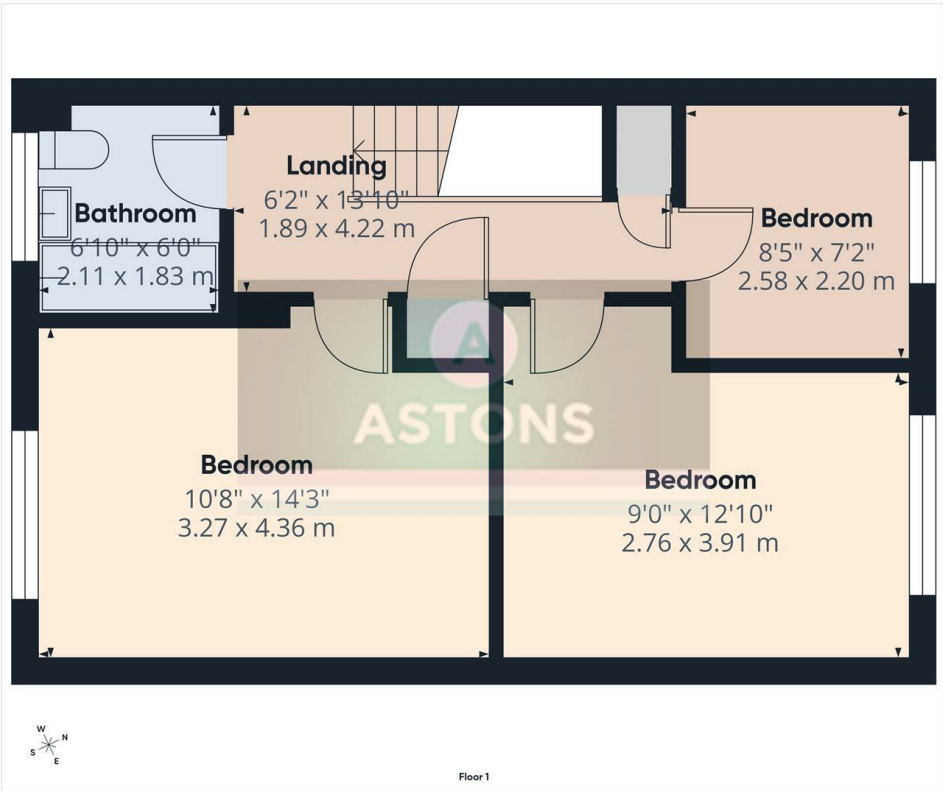
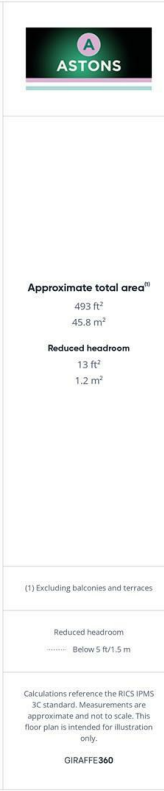
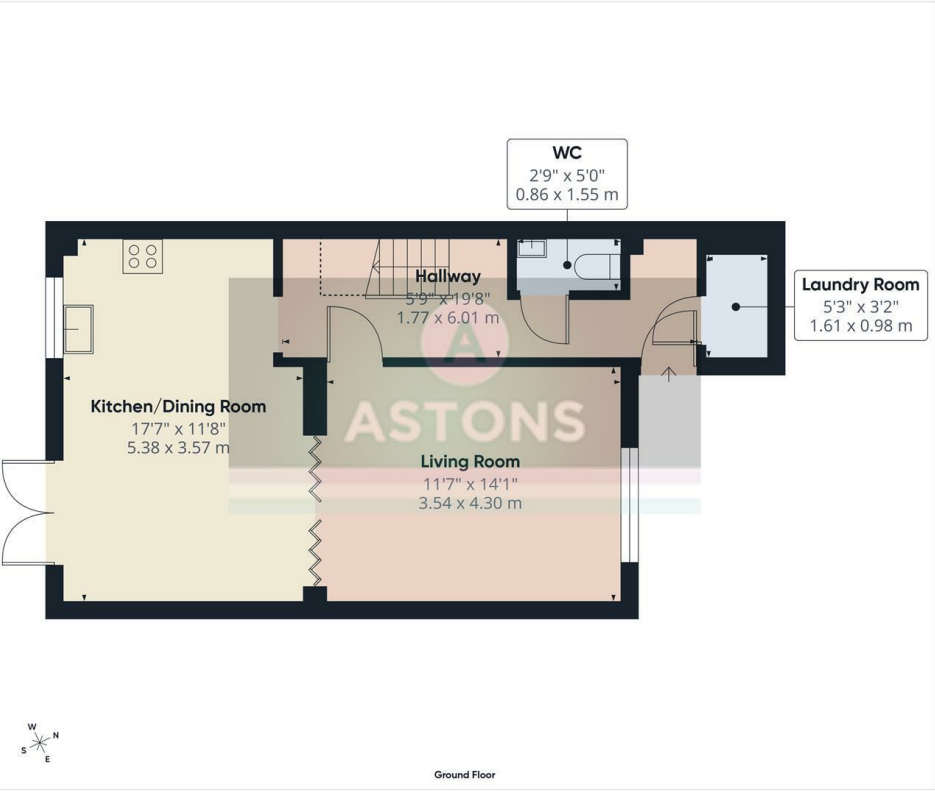
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.



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