



53 Thelton Avenue
Broadbridge Heath, West Sussex, RH12 3LT
Guide Price £350,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

53 Thelton Avenue, Broadbridge Heath, West Sussex, RH12 3LT

Situated in an established residential location within the village of Broadbridge Heath is this very well presented terraced family home offered for sale with the benefit of no forward chain. The accommodation comprises an enclosed storm porch which opens up to spacious entrance hall with two storage cupboards, a double aspect lounge/dining room with a decorative fire place, and a fitted kitchen with built in appliances. To the first floor are three good sized bedrooms, a modern fitted family bathroom with a separate WC. The property benefits from double glazed replacement windows and gas fired warm air heating. There are gardens to the front and rear and a garage is situated in a nearby block.

The accommodation comprises:

Front Door to

Entrance Porch

With wooden floor, cupboard housing meters.

Front Door to Spacious Entrance Hall

Lounge/Dining Room

Double glazed front aspect and double glazed patio doors to the rear garden, fire place with wooden surround, electric coal effect fire.

Kitchen

Frosted double glazed rear aspect and door to the rear garden. Airing cupboard and linen cupboard, under stairs cupboard, Johnson and Starley gas fired boiler for hot water and warm air heating. The kitchen is fitted with a range of base and wall mounted cupboards and drawers in light Oak and having complementing worktop surfaces incorporating a single drainer stainless steel sink with chromium monobloc tap, four ring gas hob with concealed filter over, Bosch electric oven, space for a fridge/freezer and space and plumbing for washing machine.

From the Entrance Hall the staircase rises to the

First Floor Landing

With loft hatch.

Bedroom 1

Double glazed front aspect.

Bedroom 2

Double glazed rear aspect.

Bedroom 3

Double glazed front aspect, over stairs cupboard.

Bathroom

Frosted double glazed rear aspect. Fitted with a modern white suite comprising panel bath with chromium mixer tap, wall mounted Triton electric shower unit with wall bracket and hand shower, pedestal wash hand basin with chromium mixer tap, tiled walls, electric towel warmer, separate WC, frosted double glazed rear aspect, low level WC.

OUTSIDE

To the front of the property steps lead to the property with lawn either side, shrub beds with mature Yucca tree.

The rear garden comprises an area of paved patio, lawn with stepping stone path leading to the rear garden where there is a slate bed, shrub borders. There is gated rear access.

Parking

There is a single garage located in a nearby bloc.

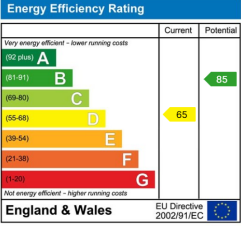
Council Tax Band - C

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

Ref: 25/5838/13/08



Approximate total area⁽¹⁾
832 ft²
77.2 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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