



Montpelier Gardens, Washington, West Sussex, RH20 3BW





Brought to the market vacant, with no onward chain and offering the new owners excellent scope to update, enhance and modernise, this spacious three bedroom semi-detached house is situated close to the village of Washington, near the A24 offering easy access to nearby towns such as Horsham and Worthing by car. The village boasts a primary school and a range of amenities, whilst the larger Village of Storrington is also within just a few minutes by car ensuring all your daily needs are catered to.

Situated on a generous plot, to the front is an area of hard standing currently used for off road parking, with a side and rear garden beyond.

The front door leads into a small entrance hall with stairs leading to the first floor. The internal accommodation consists of a shower room positioned off the hallway on the ground floor, a good-sized living room, kitchen/breakfast room, and side porch.

To the first floor are three bedrooms, two being doubles with the principal bedroom being particularly spacious.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 3'10" x 3'05" (1.17m x 1.04m)

LIVING ROOM 12'08" x 12'09" (3.86m x 3.89m)

KITCHEN/BREAKFAST ROOM 16'08" x 6'10" (5.08m x 2.08m)

PANTRY CUPBOARD 3'05" x 2'07" (1.04m x 0.79m)

SIDE PORCH 3'09" x 9'11" (1.14m x 3.02m)

SHOWER ROOM 7'07" x 8'05" (2.31m x 2.57m)

FIRST FLOOR

LANDING

BEDROOM ONE 14'0" x 10'01" (4.27m x 3.07m)

BEDROOM TWO 9'09" x 9'09" (2.97m x 2.97m)

BEDROOM THREE 6'11" x 7'01" (2.11m x 2.16m)

OUTSIDE

HARDSTANDING TO THE FRONT FOR PARKING

REAR & SIDE GARDENS

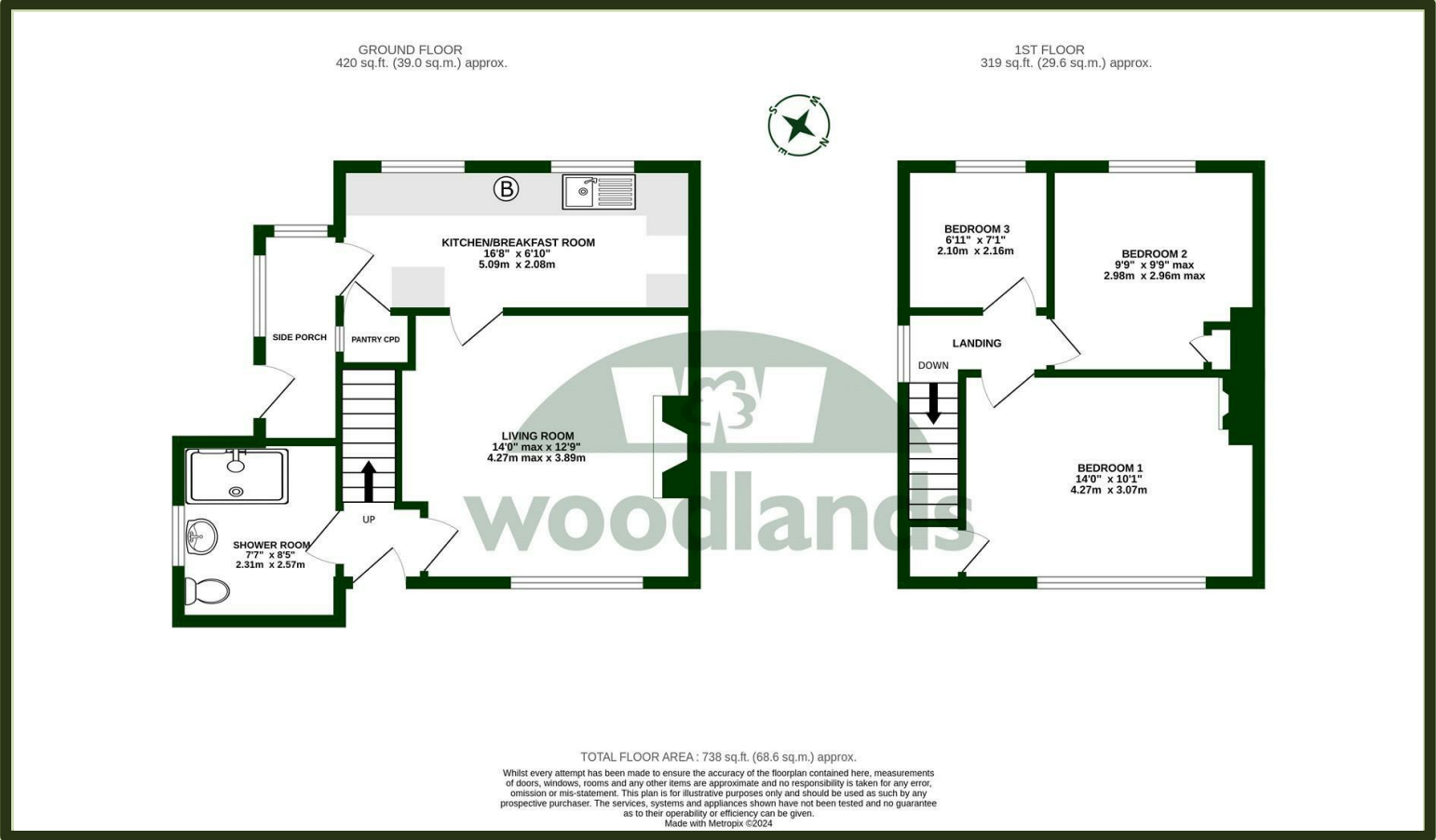
NO ONWARD CHAIN



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COUNCIL TAX: Band C.

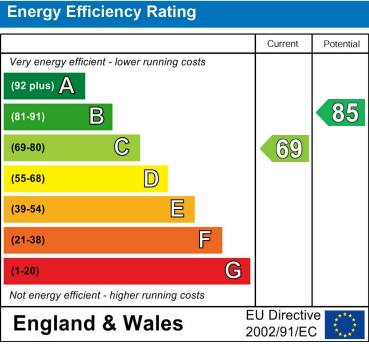
EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.