



Oakfields  
Worth, Sussex RH10 7FL  
**£500,000**

Astons are pleased to offer this three/four bedroom detached house to the market. The property is situated on the popular Crabbet Park estate and is positioned on a level plot with a south facing garden to the rear. The accommodation was adapted by the previous owner, who turned the fourth bedroom into a dressing room. However, this could be converted back into a bedroom, if required. The property benefits from a refitted bathroom, a downstairs cloakroom, separate lounge and dining room, gas radiator heating and double glazed windows. Outside the house has a driveway to the front with parking for two to three cars leading to the garage, and to the rear there is a low maintenance, south facing garden. EPC C.



### Hallway

Double glazed front door, wood flooring, fitted entrance mat, under stairs storage, obscured double glazed window, radiator, recessed down lighters, coving, doors to:

### Downstairs Cloakroom

White suite comprising a wc, hand basin with unit below, wood flooring, part tiled walls, radiator, extractor fan.



### Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap, which has a filter, and drainer, built in eye level Neff double oven and microwave above, inset four ring gas hob with extractor hood above, integrated dishwasher and fridge/freezer, wood flooring, double glazed window to the rear., double glazed door to the side, door to:

### Dining Room

Double glazed patio door to the garden, wood flooring with fitted mat by doors, coving, recessed down lighters, radiator, air conditioning unit, glazed double doors to:



### Lounge

Double glazed bay window to the front, wood flooring, fireplace, (not operational), recessed down lighters, coving, radiator.

### Landing

Double glazed window to the side, access to the loft space, airing cupboard, doors to:

### Bedroom One

Double glazed window to the rear, radiator, coving, air conditioning unit, door to:

### Bedroom Two

Double glazed window to the front, radiator, coving, recessed down lighters.

### Bedroom Three

Double glazed window to the side, radiator, coving, built in storage.

### Dressing Room/Bedroom Four



### Bathroom

White suite comprising a panel enclosed bath with a central mixer tap, separate mixer shower unit with a fixed rainfall head and separate hand held head and folding glass screen, hand basin with a mixer tap and unit below, wc, tiled walls, heated towel rail, obscured double glazed window, cupboard housing shaver point, extractor fan, recessed down lighters, tiled floor.

### To The Front

The property has a driveway to the front, which offers parking for two to three cars, and leads to the garage. To the side there is a lawned area with hedge borders, side access gate to the rear, external power point.

### Garage

With a roll over door, power and light, eaves storage space, personal door to the house.

### Rear Garden

The garden is level and has a southerly aspect. It comprises a paved patio area adjacent to the house, side access gate to the front, external tap, and the remainder of the garden is an artificial lawn with fence enclosed borders, small pond and shrubs to the rear, external power point.





### 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.

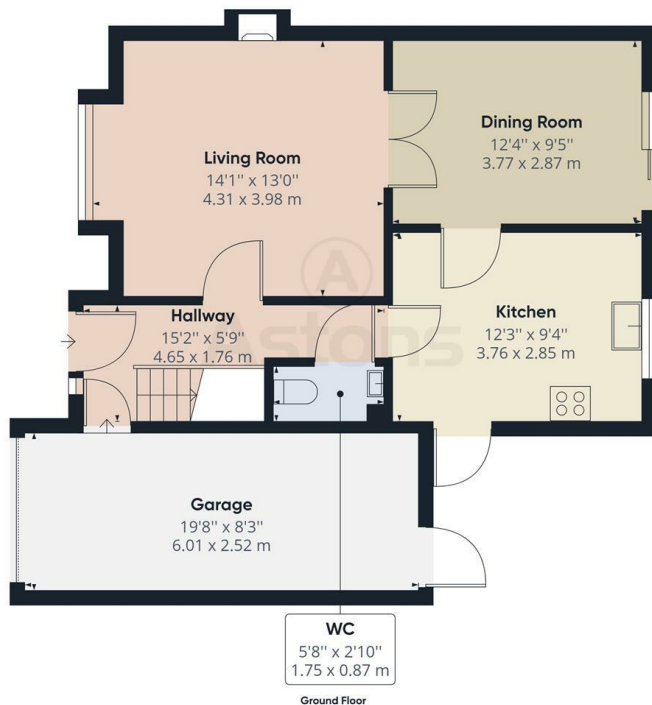
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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 £150 per transaction

- Open Convey panel £150 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.

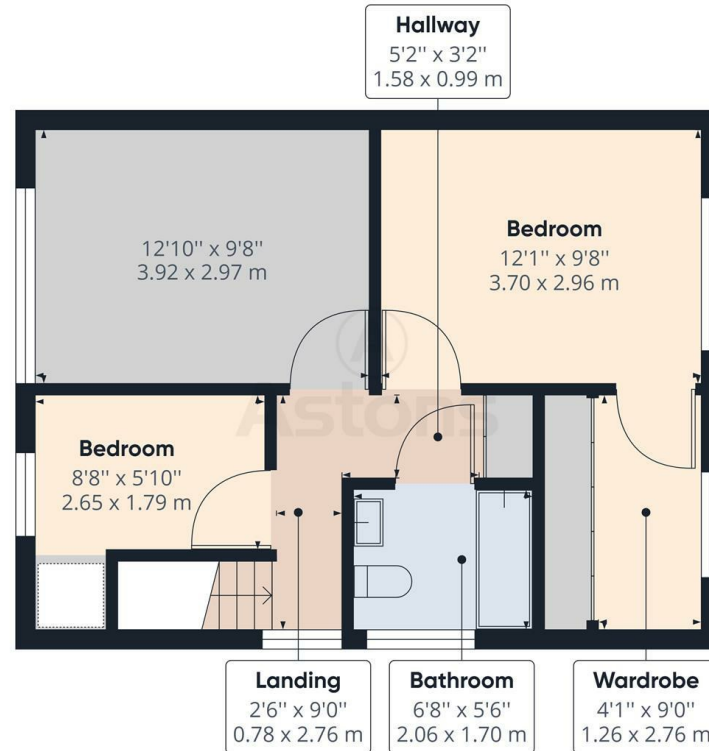


Approximate total area<sup>(1)</sup>  
665.40 ft<sup>2</sup>  
61.82 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area<sup>(1)</sup>  
434.33 ft<sup>2</sup>  
40.35 m<sup>2</sup>

(1) Excluding balconies and terraces

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