



Winchester Road
Tilgate, West Sussex RH10 5JW

Guide Price £352,500

*** Guide price £352,500- £360,000 ***

Astons are pleased to offer to the market this well presented three bedroom house, which is situated within the popular Tilgate area of Crawley. The property is ideally located close to the popular Tilgate park, local parade of shops and schools for all ages. The house benefits from spacious accommodation including an open plan lounge/dining room, three good sized bedrooms, and a study area/boot room. Outside the house has enclosed front and rear gardens and a garage and gated driveway to the rear.



Entrance Hallway

Obscured double glazed front door, double glazed window to the front, radiator, studyarea, doorway to:

Boot Room

Space for coats and shoes, under stairs storage.



Lounge/Dining Room

Double glazed window to the front, radiator, coving, feature gas fired stove, double glazed patio doors to the garden.



Kitchen

Range of base and eye level panel fronted units with work surfaces over and tiled splash backs, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in eye level stainless steel double oven, inset four ring gas hob with extractor hood above, space for a fridge/freezer, washing machine and tumble dryer, two display units, double glazed window to the rear, obscured double glazed stable door to the garden, heated towel rail, gas fired boiler.

Landing

Access to the loft space, airing cupboard, radiator, doors to:

Bedroom One

Double glazed window to the front, built in wardrobe, radiator.

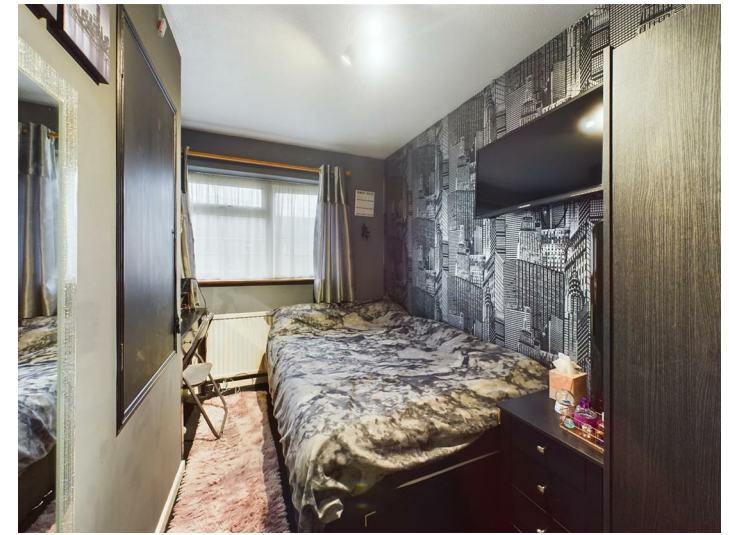
Bedroom Two

Double glazed window to the rear, radiator.



Bedroom Three

Double glazed window to the front, radiator, built in cupboard.



Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower unit over, pedestal hand basin with a mixer tap, wc, part tiled walls, heated towel rail, two obscured double glazed windows, wood effects flooring.



To The Front

Walled boundary with a path to the front door, lawned area to the side.



Rear Garden

Paved patio area adjacent to the house, central lawned area with pathways to either side, plant and shrub borders, fence enclosed, dwarf fence to the parking area with gated access to the rear.



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

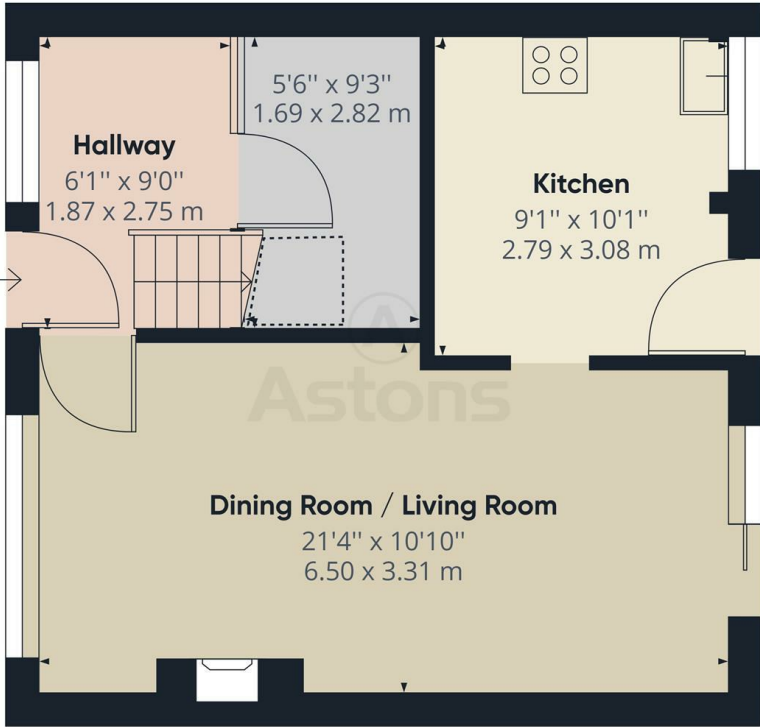
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

Garage

With an up and over door, power and light, personal door to the side.



Disclaimer



Ground Floor



Approximate total area⁽¹⁾
428.54 ft²
39.81 m²

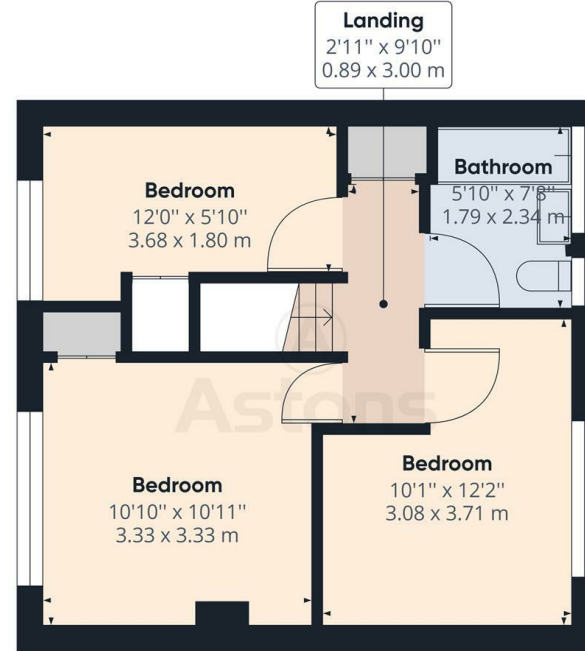
Reduced headroom
8.42 ft²
0.78 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

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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Floor 1



Approximate total area⁽¹⁾
393.47 ft²
36.55 m²

(1) Excluding balconies and terraces.

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