



The Squires
Pease Pottage, West Sussex RH11 9BU

£575,000

Astons are delighted to market this four bedroom detached house which is situated in the village of Pease Pottage, and is being offered with no onward chain. The accommodation includes two reception rooms, a fully fitted kitchen, downstairs cloakroom, four bedrooms, with an en-suite to the master, and a family bathroom. The property further benefits from Upvc double glazing, a garage and drive, good sized rear garden, and gas heating to radiators. Energy Rating C.



Hallway

Front door, radiator, stairs to the first floor, coving, thermostat, doors to:

Living Room

Double glazed window to the and double glazed french casement doors to the garden, coving, laminate wood flooring, two radiators.

Dining Room

Double glazed window to the front, laminate wood flooring, coving.

Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and matching splash backs, inset stainless steel sink with a mixer tap and drainer, built in oven with a gas hob over and extractor hood above, integrated fridge/freezer, washing machine and dishwasher, under unit lighting, recessed down lighters, double glazed window to the rear, radiator, door to:

Rear Lobby

Part double glazed door to the garden, under stairs cupboard, coving, door to:

Downstairs Cloakroom

White suite comprising a W.C. pedestal hand basin with tiled splash backs, radiator, obscure double glazed window.

Landing

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

Bedroom One

Double glazed window to the rear, radiator, fitted wardrobes, coving, door to:

En-Suite Shower Room

White suite comprising a large shower cubicle with a mixer shower unit, pedestal hand basin, W.C. part tiled walls, extractor fan, heated towel rail, obscure double glazed window.

Bedroom Two

Double glazed window to the front, radiator, coving.



Bedroom Three

Double glazed window to the rear, radiator, coving, built in wardrobes.



Bedroom Four

Double glazed window to the front, coving, radiator.

Family Bathroom

Suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin, W.C. tiled walls, obscure double glazed window, wood effect flooring, extractor fan.



To The Front

Paved path to the front door, lawned areas to either side with hedge borders, driveway to the side leading to the garage.

Rear Garden

Paved patio and partially decked area to the rear of the living room with the rest of the garden being lawned with fence enclosed borders, side access gate, mature trees to the rear.





Garage

With an up and over door, power and light.

Council Tax Band

The property is in council tax band F.

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.

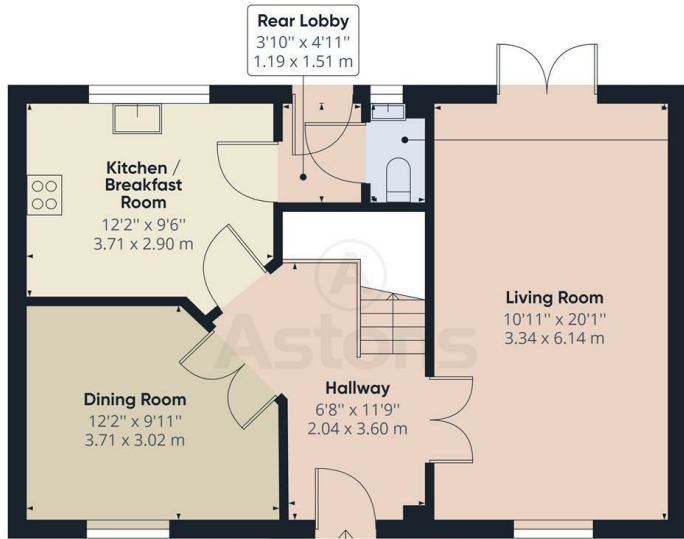
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



Ground Floor

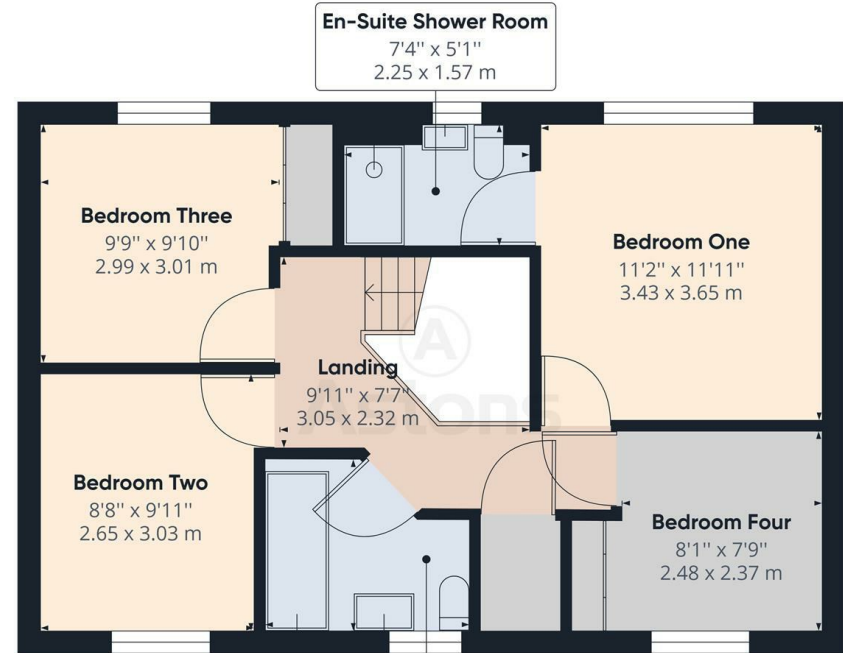


Approximate total area⁽¹⁾
610.87 ft²
56.75 m²

(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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Floor 1



Approximate total area⁽¹⁾
560.87 ft²
52.11 m²

(1) Excluding balconies and terraces

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