



St. Pauls Mews
Three Bridges, West Sussex RH10 1DR

Offers In Excess Of £525,000

Astons are delighted to offer to the market this immaculately presented four bedroom semi detached house. The property is situated within a small, gated mews which was built by Barclay developments in 2013, and is ideally located close to the town centre, Crawley and Three Bridges train stations, and well regarded local schools. The house offers spacious accommodation over three floors including a main bedroom suite on the top floor, with fitted wardrobes and large en-suite shower room. The property further benefits from a second bedroom with en-suite shower room, downstairs cloakroom, plenty of built storage cupboards, an enclosed rear garden and a driveway to the front with parking for two cars. EPC rating B.



Hallway

Part double glazed front door, tiled floor, radiator, under stairs cupboard and bespoke pull out storage unit, coats and shoe cupboard, fitted entrance mat, coving, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc, pedestal hand basin with a mixer tap, part tiled walls, tiled floor, radiator, obscured double glazed window, extractor fan.

Kitchen/Breakfast Room

Range of modern base and eye level units with work surfaces over and matching splash backs, breakfast bar, under unit lighting, recessed down lighters, inset stainless steel sink with a mixer tap and drainer, built in stainless steel oven with hob over and stainless steel extractor hood above, integrated fridge/freezer, dishwasher, microwave and washing machine, double glazed window to the front, part double glazed door to the side, two radiators, tiled floor.



Living Room

Double glazed French casement doors to the garden with double glazed windows to either side, built in storage cupboard, two radiators, coving.

Landing

Stairs to the second floor, recessed down lighters, coving, radiator, doors to:

Bedroom Two

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

En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit with

fixed rainfall and separate hand held head, pedestal hand basin with a mixer tap, wc, part tiled walls, tiled floor, recessed down lighters, heated towel rail, obscured double glazed window, shaver point.



Bedroom Four

Double glazed window to the rear, radiator, coving.

Bedroom Three

Double glazed window to the front, radiator, coving.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap, shower attachment and glass screen, pedestal hand basin with a mixer tap,wc, part tiled walls, tiled floor, heated towel rail, shaver point, extractor fan, obscured double glazed window.

Second Floor Landing

Eaves storage cupboard, door to:

Bedroom One

Double glazed window to the rear, radiator, fitted wardrobes and drawer units, coving, access to the loft space, door to:

En-Suite Shower Room

White suite comprising a large shower cubicle with a mixer shower unit with fixed rainfall and separate hand held heads, two hand basins side by side with mixer taps and units below, wc, eaves storage cupboard, large airing cupboard with light, part tiled walls, tiled floor, shaver point, heated towel rail, obscured double glazed window, extractor fan, recessed down lighters.



To The Front

The property is approached via electric gates with intercom entry which leads to the private driveway with parking for two cars, path to the front door.

Rear Garden

The garden is secluded, enclosed and comprises a paved patio area adjacent to the house with three steps up to a lawned area with raised beds to either side. The garden has fence enclosed borders and there is a side access gate leading to the front.

Estate Charge

The development is run and managed by the residents with the current annual charge for this property being approximately £450 per annum.

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.

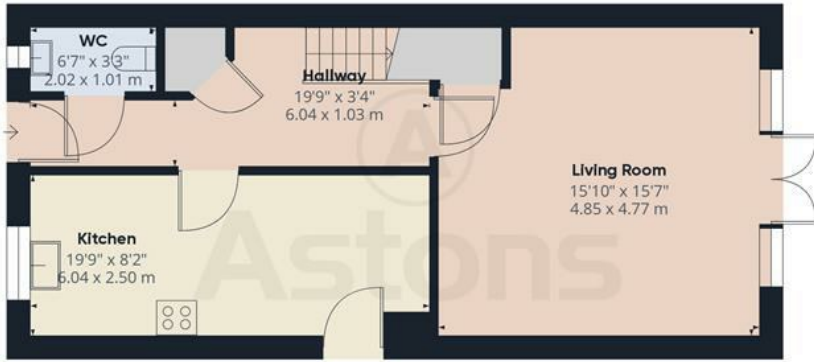
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate
Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

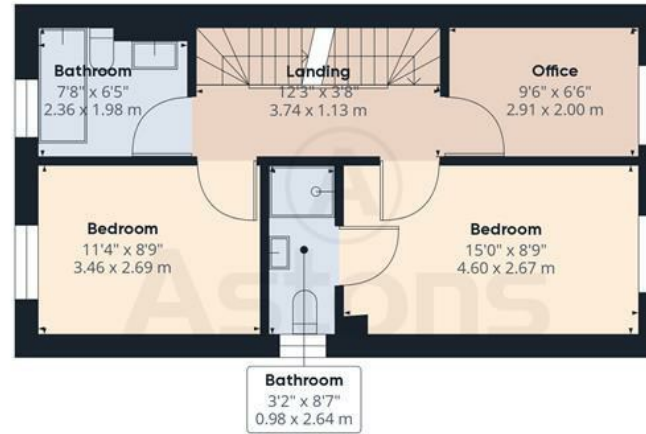
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1299.57 ft²
120.73 m²

Reduced headroom

23.27 ft²
2.16 m²

(1) Excluding balconies and terraces

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	