



Commonwealth Drive
Three Bridges, West Sussex RH10 1AY

£190,000

Commonwealth Drive, Three Bridges, West Sussex RH10 1AY

Exclusively available to over 55's - Astons are delighted to market this bright and airy two double bedroom first floor apartment situated within the highly desirable retirement block 'Choda House', Pembroke Park, situated within walking distance of Three Bridges mainline train station and the town centre. Inside this property features a generously sized lounge/dining room, two double bedrooms, a shower room, an additional cloakroom and ample storage. Warden on call, communal lounge and laundry facilities. There is also visitors accommodation available and an allocated parking space. This property is offered to market with no onward chain. EPC Rating B (84).

Hallway

Personal front door, radiator, coving, airing cupboard, storage cupboard, doors to:

located on the ground floor which has double doors to a decked outside seating area and grounds.

Cloakroom

Suite comprising a wc, hand basin with tiled splashbacks, radiator, extractor fan.

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.

Living/Dining Room

Double glazed window to the front, radiator, feature fireplace with electric fire, open through to:

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

Kitchen

Range of base and eye level units with work surfaces over and matching splash backs, inset one and a half bowl sink unit with a mixer tap and drainer, built in oven with a hob over and a stainless steel extractor hood above, space for a fridge/freezer and dishwasher, extractor fan.

Conveyancing - Lewis & Dick £150 per transaction

Bedroom One

Double glazed window to the front, radiator.

- Open Convey panel £150 per transaction

Bedroom Two

Double glazed window to the front, radiator.

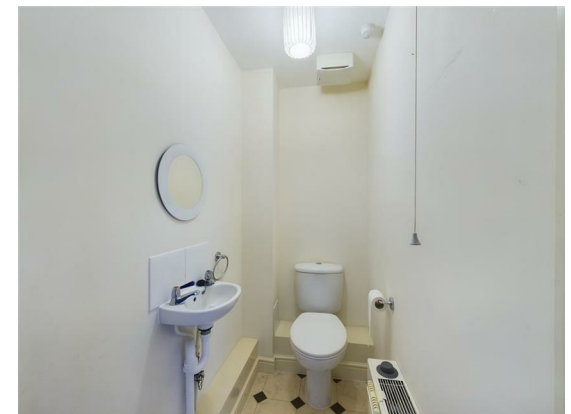
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

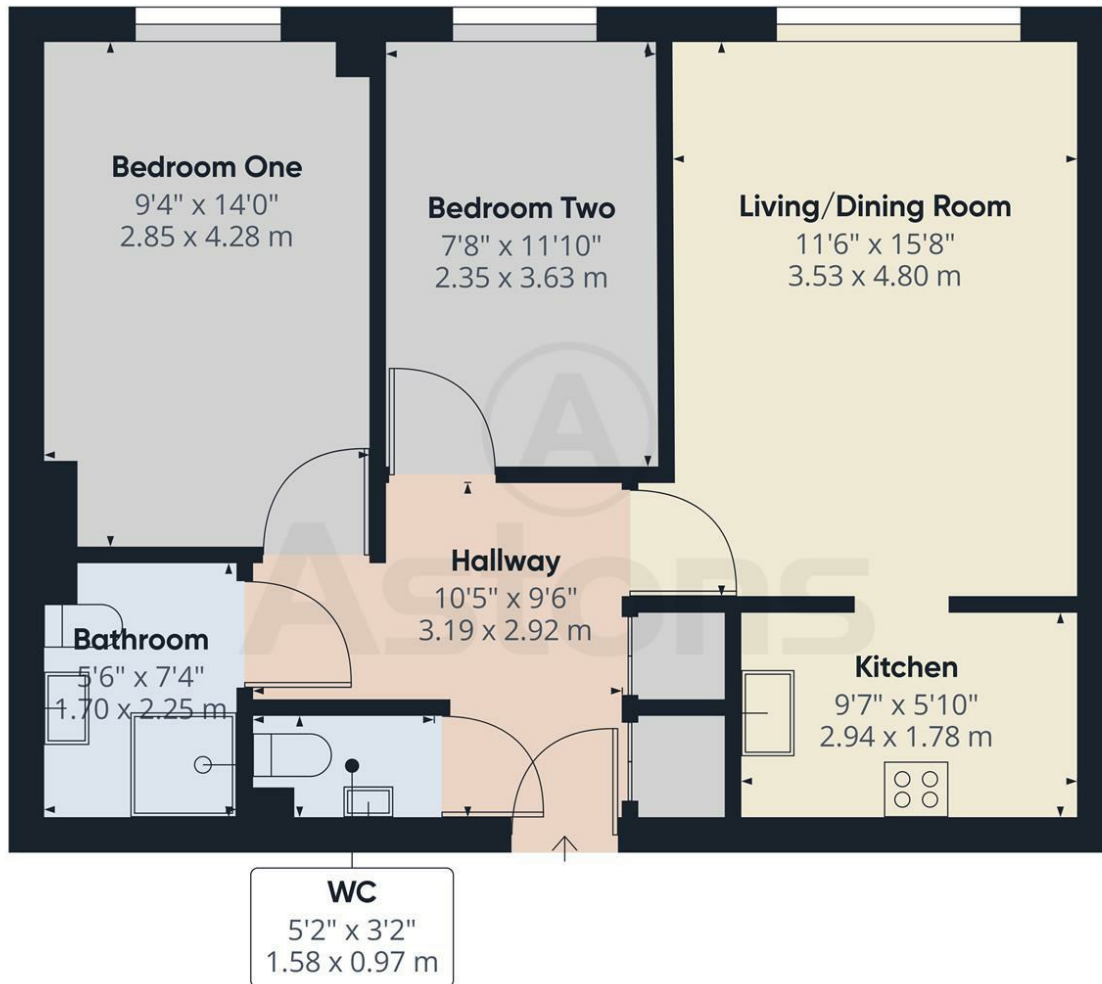
Showerroom

Suite comprising a corner shower cubicle, pedestal hand basin, wc with a concealed cistern, heated towel rail, extractor fan.

Communal Lounge

There is a large communal lounge



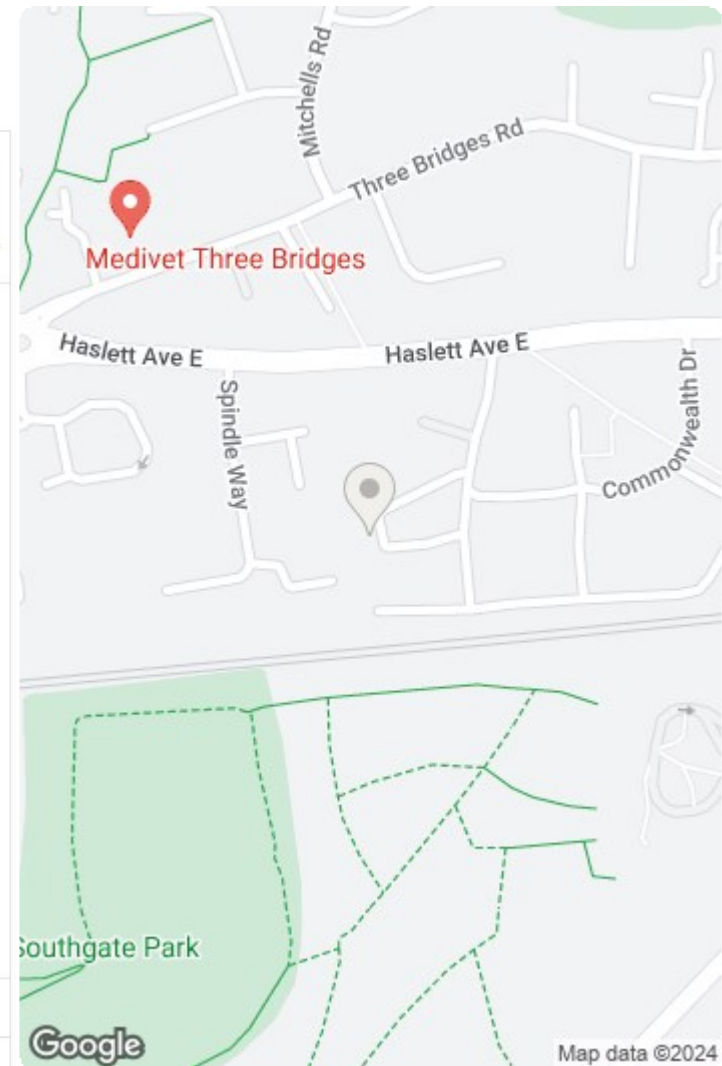


Approximate total area^m
622.98 ft²
57.88 m²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

