



St. Hildas Close
Pound Hill, West Sussex RH10 3HN

Guide Price £490,000

*** Guide price £490,000-£500,000 ***

Astons are delighted to market this beautifully presented and vastly improved four bedroom link detached house, situated within the popular residential area of Pound Hill, within walking distance of local schools, parks, amenities and transport links. Inside this wonderful family home features a light and airy living room, a refitted kitchen, a refitted downstairs shower-room, a refitted bathroom, four excellent sized bedrooms and a conservatory. To the rear is spacious and enclosed garden, to the front is a driveway offering parking for four vehicles. Tenure Freehold, EPC Rating D, Council Tax Band E. Two OUTSTANDING Crawley schools primary and secondary walking distance (Forgwood & Hazelwick)

Three bridges station 3 minutes drive

Worth park with lake two minutes walk

M25 4 minutes drive



Entrance Hallway

Obscured double glazed front door, obscured double glazed window to the side, wall light, obscured glazed door to:

Lounge

Double glazed window to the front, radiator, recessed down lighters, wood effect flooring, under stairs cupboard, stairs to the first floor.



Dining Room

Feature vertical radiator, wood effect flooring, recessed down lighters, obscured glazed doors to the conservatory.



Conservatory

Double glazed windows to three sides, brick base, radiator, double glazed french casement doors to the garden.

Kitchen/Breakfast Room

Range of base and eye level panel fronted units with granite work surfaces over and matching splash backs, inset Belfast sink with a mixer tap and drainer, built in stainless steel Smeg oven with an induction hob over and stainless steel extractor hood above, integrated dishwasher, feature vertical radiator, breakfast bar, tiled floor, double glazed windows and door to the rear.

Inner Hallway

Wood effect flooring, radiator, recessed down lighters, sliding doors to:

Utility

Space and plumbing for a washing machine, tumble dryer and fridge/freezer, recessed down lighters, extractor fan, wood effect flooring.

Bedroom Four/Study

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



Shower Room

Refitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, heated towel rail, extractor fan, wood effect laminate floor.



Landing

Double glazed window to the side, access to the loft space, recessed down lighters, doors to:



Bedroom One

Double glazed window to the front, 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 P-shaped bath with a mixer tap and mixer shower unit over and glass screen, hand basin with a mixer tap, wc, heated towel rail, tiled walls and floor, obscured double glazed window, recessed down lighters.



To The Front

Block paved driveway with parking for three/four cars.

Rear Garden

The garden is block paved and provides a great space for entertaining. It is fence enclosed with some shrub borders, external power sockets.



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.

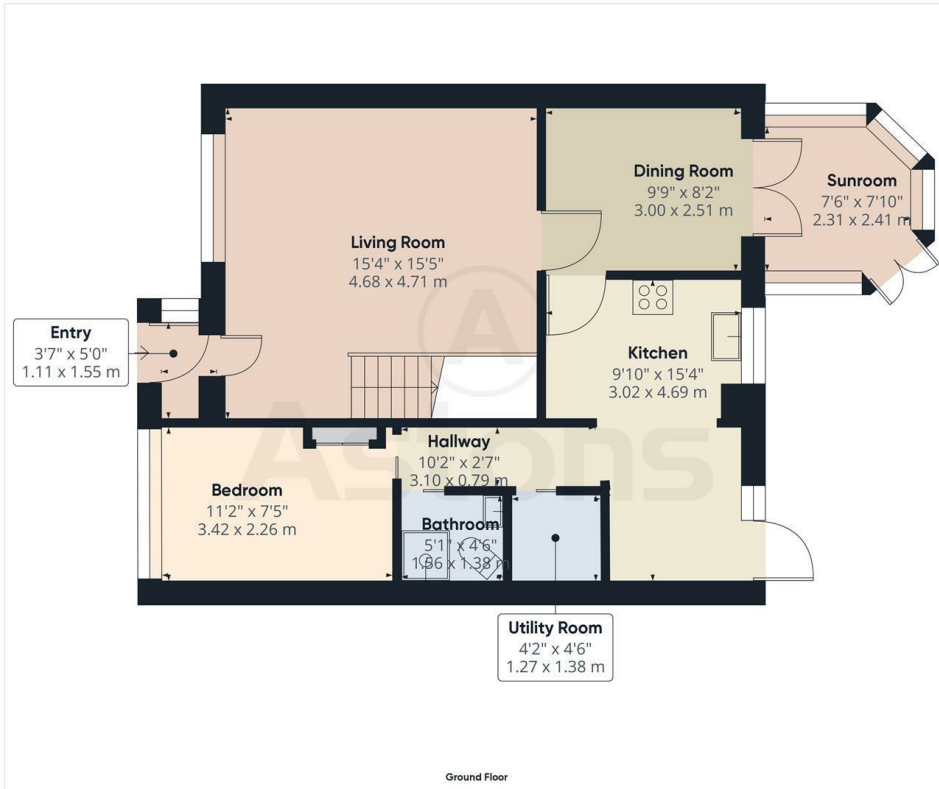
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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**
692.57 ft²
64.34 m²

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.

GIRAFFE 360



Approximate total area**
369.01 ft²
34.28 m²

Excluding balconies and terraces

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GIRAFFE 360

