



Rawlinson Road  
Maidenbower, West Sussex RH10 7DP

**£230,000**



Astons are pleased to offer to the market this charming second-floor apartment located on Rawlinson Road in the sought-after area of Maidenbower. This modern flat boasts a spacious open plan living area, perfect for entertaining guests or relaxing after a long day. The property further benefits from two bedrooms, and a well-maintained bathroom, gas radiator heating, upvc double glazed windows a long lease and allocated parking for one car along with further visitor spaces.

Situated in a quiet location within close proximity to the M23 motorway, this apartment provides easy access for commuters or those who enjoy exploring the surrounding areas. Additionally, the property is situated close to good local nurseries and schools making it an ideal choice for families looking to settle down in a welcoming community and is within 5 mins walk to the gym, the local park with tennis courts and football facilities, Worth forest with walking and cycling trails, and a choice of family friendly pubs.

Don't miss out on the opportunity to make this flat your new home. Contact us today to arrange a viewing and experience the charm of Maidenbower living for yourself.



## Hallway

Personal front door, wood effect flooring, doors to:

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.

## Living/Dining/Kitchen

Range of base and eye level units with work surfaces over and matching splash backs, inset stainless steel sink with a mixer tap, built in stainless steel oven with a four ring gas hob over, stainless steel splash back and stainless steel extractor hood above, integrated fridge/freezer and washing machine, unit housing the gas fired boiler, double glazed window to the side, laminate wood flooring, open to sitting area with two double glazed windows and two radiators.

## Bedroom One

Double glazed window, radiator.

## Bedroom Two

Double glazed window, radiator.

## Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment over, pedestal hand basin, wc, part tiled walls, tiled floor, radiator, obscured double glazed window.

## Parking

There is an allocated parking space for the property and visitor parking available.

## 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.

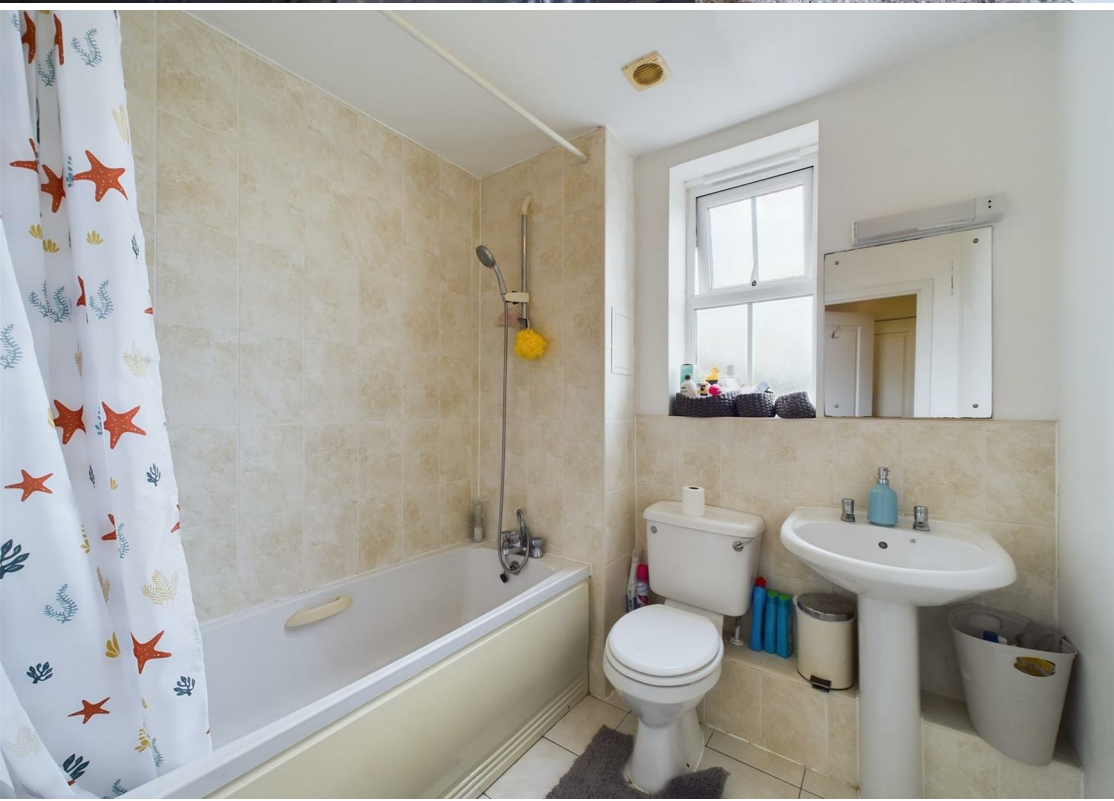
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

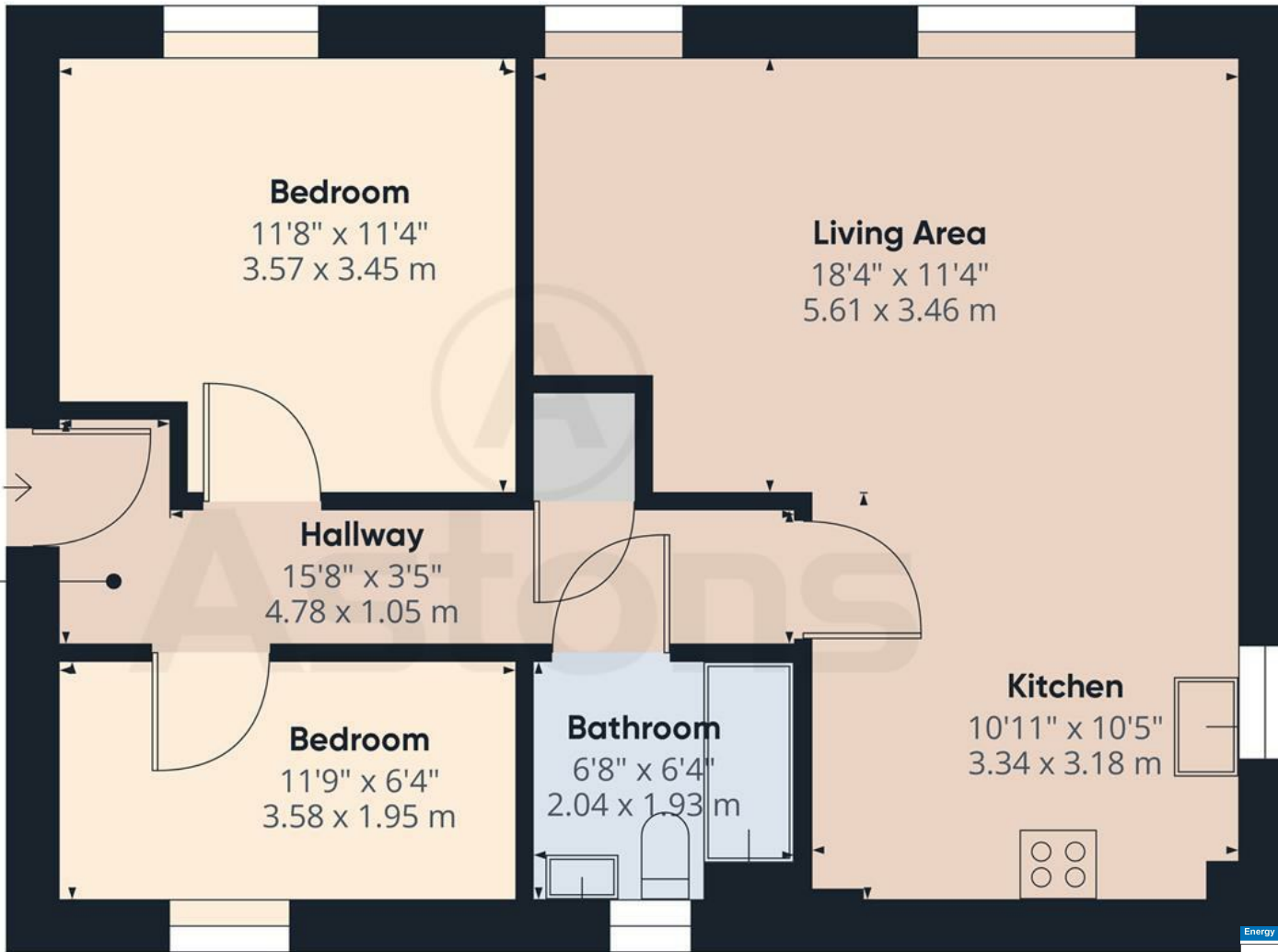
Mortgages - Finance Planning Group procurement fees from











**Approximate total area<sup>1)</sup>**  
643.32 ft<sup>2</sup>  
59.77 m<sup>2</sup>

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