



Shaws Road
Northgate, West Sussex RH10 8DL

£339,950

Astons are pleased to offer to the market this three bedroom house which is situated in the popular Northgate area, close to the town centre and amenities. The property benefits from the addition of a conservatory to the rear, a spacious kitchen/dining room, three good sized bedrooms gas radiator heating and double glazed window. The house also offers a garden area to the front and a south-west facing garden to the rear.



Hallway

Obscured double glazed front door, radiator, stairs to the first floor, thermostat, under stairs storage area.

Lounge

Double glazed bay window to the front, radiator, coving.

Kitchen/Dining Room

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, space for a range style cooker with extractor hood above, space for a washing machine, and fridge/freezer, breakfast bar area, gas fired boiler, double glazed patio doors to the garden, double glazed door and window to the conservatory, radiator.

Conservatory

Double glazed to three sides with double glazed french casement doors to the garden, tiled floor,

Landing

Access to the loft space, airing cupboard,

Bedroom One

Two double glazed windows to the front, built in wardrobe.

Bedroom Two

Two double glazed windows to the rear, coved, radiator, built in wardrobe.

Bedroom Three

Double glazed window to the front, radiator, coving.

Separate WC

White wc, obscured double glazed window, part tiled walls.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit with glass screen, pedestal hand basin with a mixer tap, heated towel rail, obscured double glazed window, coving, tiled walls.



To The Front

There is a picket fence border with gated access and path to the front door, garden area to the side.

Rear Garden

There is a paved patio area adjacent to the house which leads to a lawned area with fence enclosed borders, brick built store, side access gate leading to the front.



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.

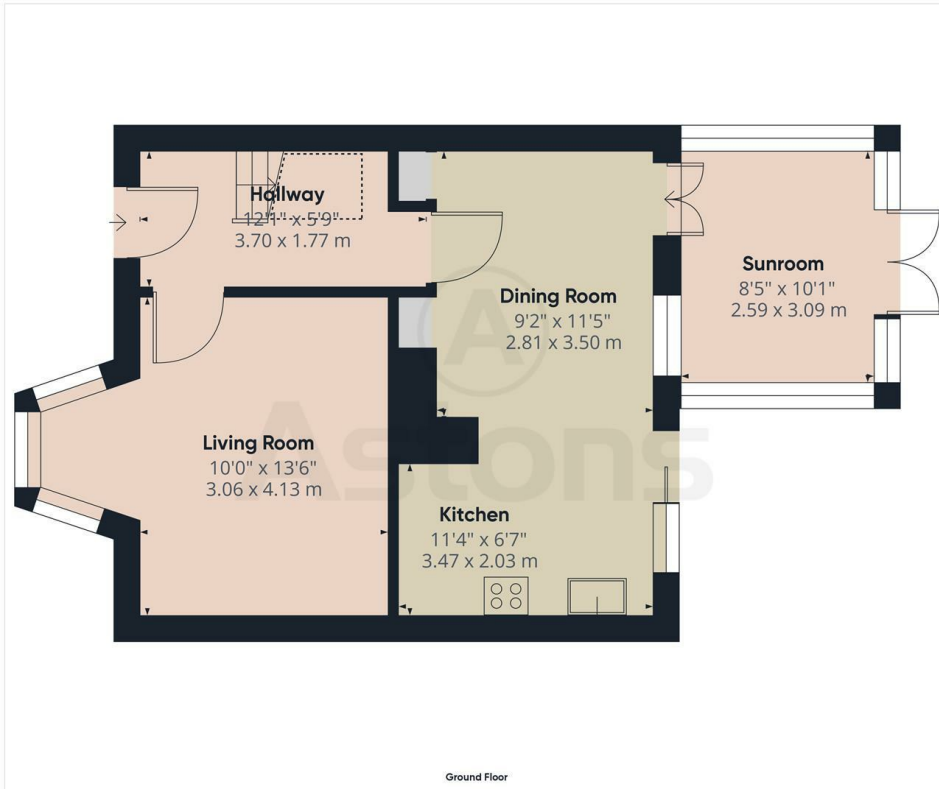
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.





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Approximate total area⁽¹⁾
524.78 ft²
48.75 m²

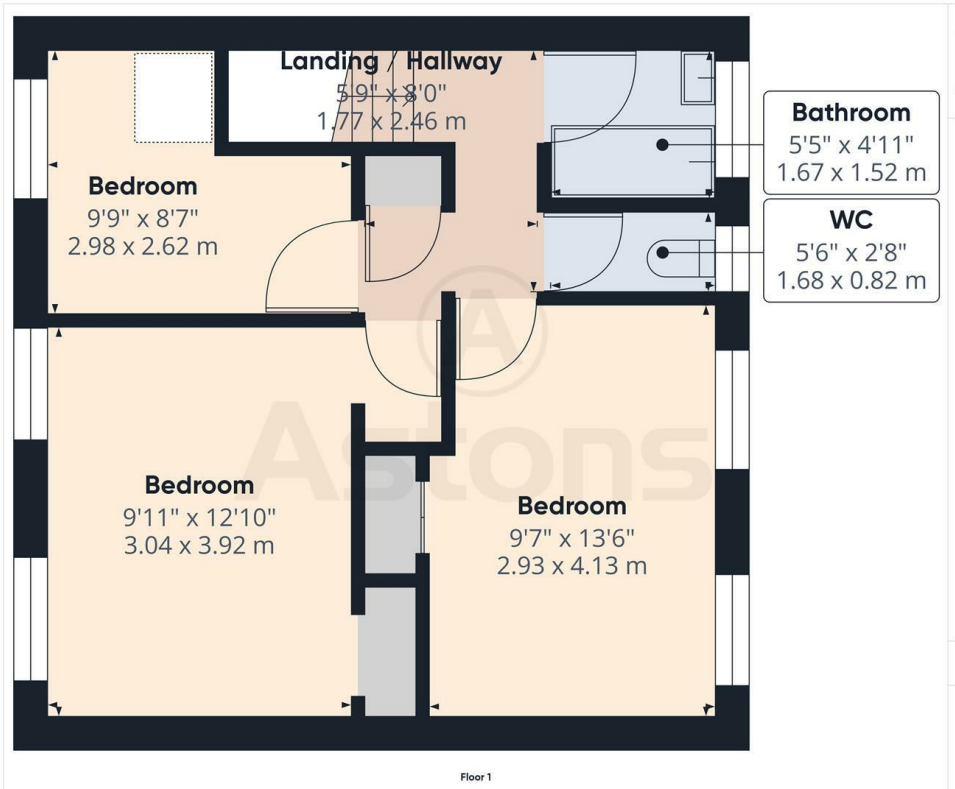
Reduced headroom
11.3 ft²
1.05 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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Approximate total area⁽¹⁾
425.74 ft²
39.55 m²

(1) Excluding balconies and terraces

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