

A
Astons



Nelson Close
Maidenbower, Sussex RH10 7GH

£569,950

Astons are delighted to offer to the market this very well presented four-bedroom detached family home, which was built in the early 1990's by Bryant Homes to their "Kensington design". The property is situated in a secluded, sought-after central position, within the popular Maidenbower area, close to the local shops, well regarded schools and transport links. The house offers spacious accommodation which includes a good-sized kitchen/breakfast room, separate study/playroom two further reception rooms and en-suite shower room to the main bedroom. Outside the property has a driveway to the front with parking for two cars leading to the garage, and to the rear there is a secluded level south-west facing garden with side access.



Enclosed Entrance Porch

Double glazed front door, double glazed windows to either side, fitted entrance mat, door to:

Hallway

Fitted entrance mat, coving, stairs to the first floor, wall lights, under stairs cupboard, doors to:

Downstairs Cloakroom

White suite comprising a W.C. hand basin, part tiled walls, radiator, obscure double glazed window.



Lounge

Double glazed bay window to the front, radiator, feature fireplace with living flame gas fire and wooden mantel surround, coving, wall lights, door to:

Dining Room

Double glazed door to the garden with double glazed windows to either side, radiator, coving.

Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and tiled splash backs inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in eye level double oven, inset four ring gas hob with extractor hood above, inset dishwasher, built in fridge and freezer, double glazed window to the rear, coving, radiator, breakfast bar divide to dining area.

Utility Room

Base level units to one wall with work surfaces over and tiled splash backs, inset stainless steel sink with drainer, space for a washing machine and tumble dryer, radiator, double glazed window to the rear, obscure double glazed door to the side, gas fired boiler, access to second loft space, door to:

Study

Double glazed window to the side, radiator, door to the garage.

Landing

Double glazed window to the side, coving, access to the loft space, doors to:



Bedroom One

Double glazed bay window to the front, radiator, coving, built in wardrobes to one wall, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with mixer shower unit, pedestal hand basin, W.C. part tiled walls, obscure double glazed window, heated towel rail, shaver point, coving.



Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

Double glazed window to the rear, radiator, coving.



Bedroom Four

Double glazed window to the front, radiator, coving.



Bathroom

White suite comprising a panel enclosed bath a mixer tap and shower attachment, pedestal hand basin, W.C. part tiled walls, heated towel rail, coving, obscure double glazed window, extractor fan.



To The Front

Driveway with parking for two cars leading to the garage, lawned area to the side with hedge borders.

Garage

With an up and over door, power and light, eaves storage space, personal door to the study.

Rear Garden

The garden enjoys a good degree of seclusion and comprises a paved patio terrace adjacent to the house leading to a shaped lawned area with slate chipping borders, plants and shrubs, fence enclosed borders, side access gate.



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.

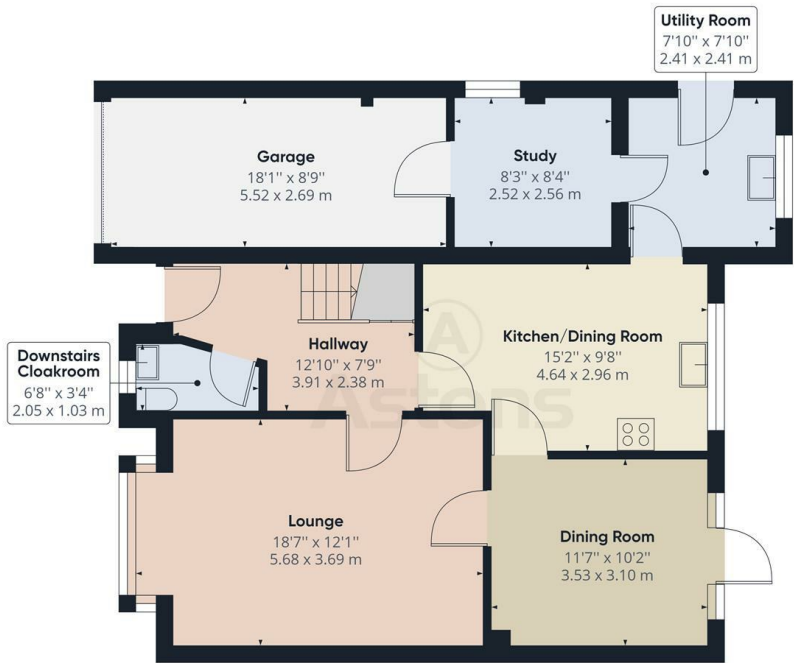
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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

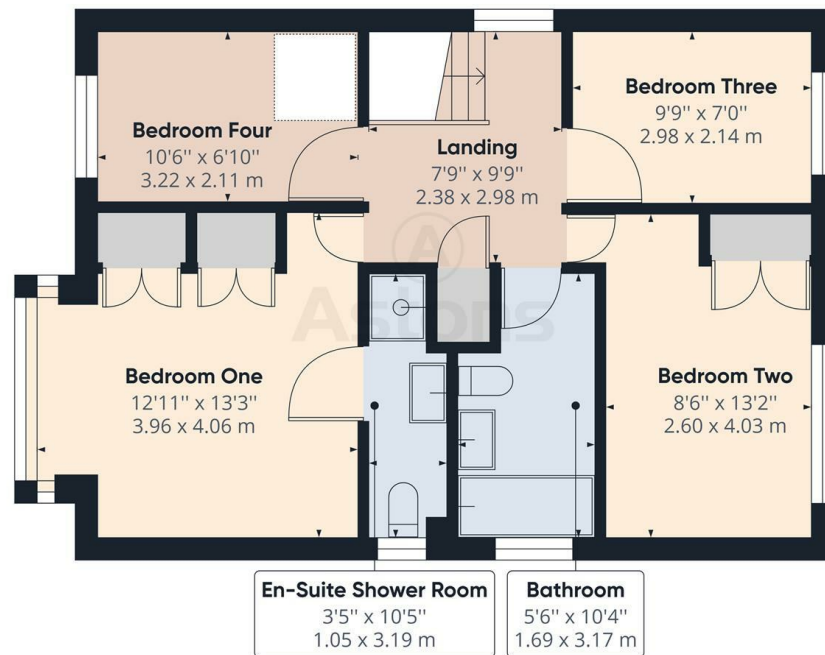


Approximate total area⁽¹⁾
894.37 ft²
83.09 m²

(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.

QIRAFFE 360



Floor 1



Approximate total area⁽¹⁾
556.20 ft²
51.67 m²

(1) Excluding balconies and terraces

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