



Selbourne Close  
Pound Hill, West Sussex RH10 3SA

**Guide Price £550,000**

\*\*\* Guide price £550,000- £575,000 \*\*\*

Astons are pleased to offer to the market this spacious four/five bedroom detached family house. The property is situated in a cul de sac location, within the popular Pound Hill area of Crawley, close to well regarded local schools and transport links. The property has been extended by the current owners and now offers flexible and versatile accommodation including an open plan kitchen/sitting/dining room, lounge and addition sitting room/bedroom five, a downstairs shower room, with a walk in shower, en-suite shower room to the main bedroom and a further refitted four piece family bathroom.

Outside the property has a block paved driveway to the front which leads to the garage and to the rear there is a westerly facing, secluded garden. EPC rating C.



### Hallway

Upvc double glazed door, double glazed obscured windows to either side, tiled floor, radiator, stairs to the first floor, doors to:

### Kitchen/Dining/Sitting Room

Range of base and eye level units with work surfaces over, inset stainless steel sink with a mixer tap and drainer, built in eye level Smeg stainless steel ovens with built in microwave above, inset five ring gas hob with a stainless steel extractor hood above, space for an American style fridge/freezer, integrated dishwasher, double glazed window to the front, obscure double glazed door to the side, breakfast bar divide to sitting area with tiled floor, coving recessed down lighters, open through to dining area with a tiled floor and double glazed bi-fold doors to the garden.

### Lounge

Glazed double doors to the sitting room, tiled floor, coving, under stairs cupboard, radiator.

### Sitting Room/Bedroom Five

Double glazed bi-fold doors to the garden, door to the garage.

### Downstairs Shower Room

White suite comprising a walk in shower cubicle, hand basin with a unit below and mixer tap, wc, obscured double glazed window, part tiled walls, extractor fan, wood effect flooring, heated towel rail.



### Landing

Access to the loft space via a pull down ladder, doors to:

### Bedroom One

Double glazed window to the front, radiator, built in wardrobes and cupboard, archway to:



### En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit with fixed rainfall head and hand held head, pedestal hand basin with a mixer tap, tiled walls, obscured double glazed window.



### Bedroom Two

Double glazed window to the rear, radiator, wood effect flooring, built in wardrobe space, Jack and Jill door to the family bathroom.

### Bedroom Three

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

### Bedroom Four

Double glazed window to the rear, radiator, wood effect flooring, door to:

### Separate WC

Wc, hand basin with a mixer tap and tiled splash back, wood effect flooring, extractor fan.

### Family Bathroom

White four piece suite comprising a panel enclosed bath with a central mixer tap, large shower cubicle with a mixer shower unit with fixed rainfall head and separate hand held



head, pedestal hand basin with a waterfall style mixer tap, wc, part tiled walls, obscured double glazed window, heated towel rail, recessed down lighters.



### To The Front

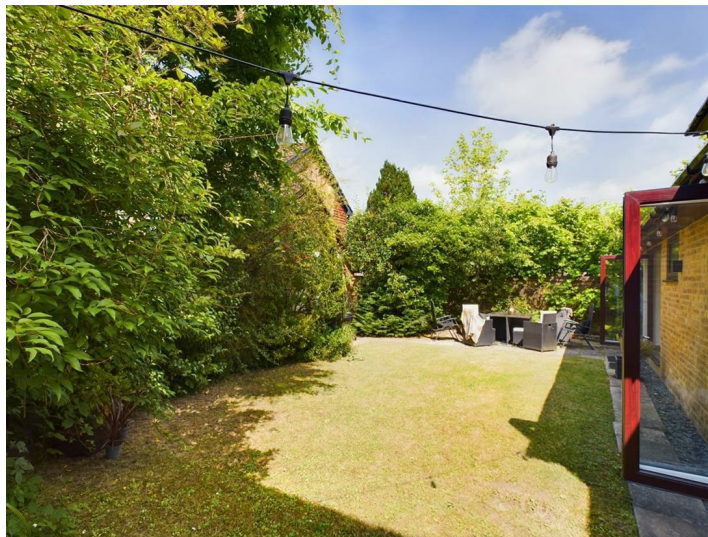
Lawned area with small trees, block paved path to the front door which extends into the driveway which offers parking for two cars and leads to the garage.

### Garage

With an up and over door to the front, double glazed window to the rear, power and light, space and plumbing for a washing machine, fridge and freezer.

### Rear Garden

The garden has a westerly aspect and enjoys a good degree of seclusion. It is mainly laid to lawn with a paved patio area to one side, storage shed to one side, fence and wall enclosed, hedge borders.



### 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<sup>(1)</sup>  
824.27 ft<sup>2</sup>  
76.58 m<sup>2</sup>

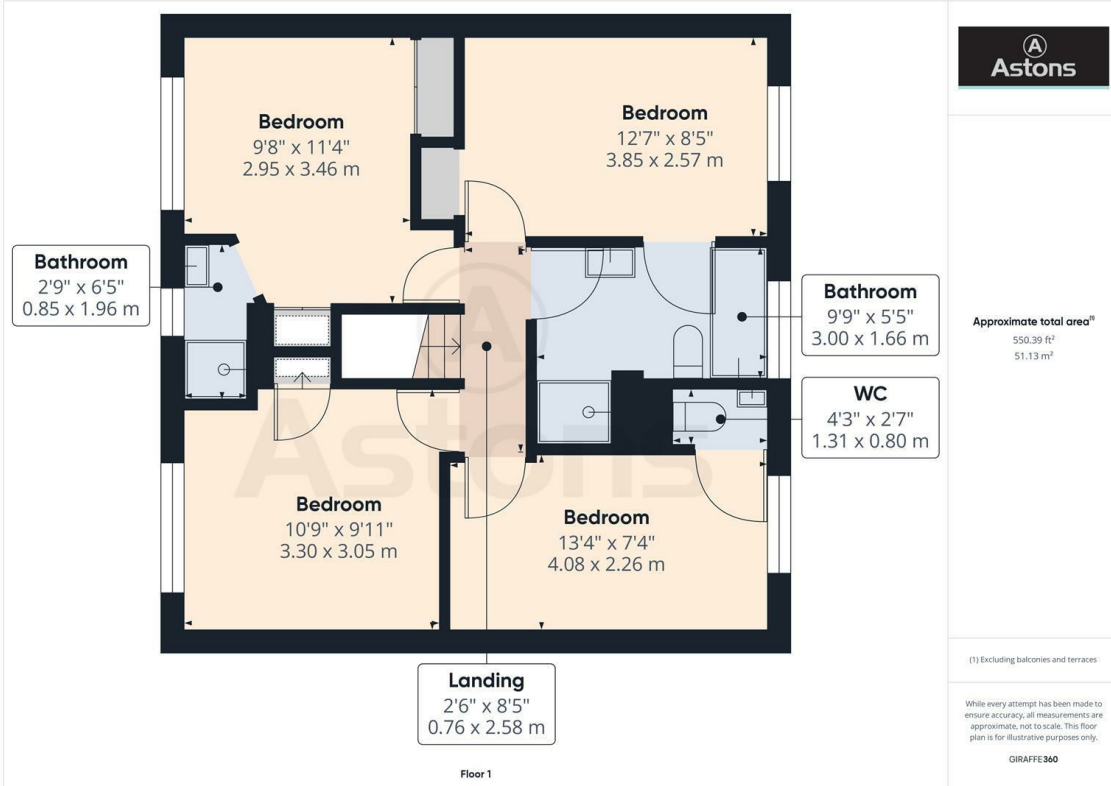
Reduced headroom  
0.83 ft<sup>2</sup>  
0.08 m<sup>2</sup>

(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<sup>(1)</sup>  
550.39 ft<sup>2</sup>  
51.13 m<sup>2</sup>

(1) Excluding balconies and terraces

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