



Hollybush Road  
Northgate, West Sussex RH10 8EB

**£625,000**

Astons are delighted to offer to the market this spacious and very well presented three/four bedroom detached chalet bungalow. The property is positioned on a good size plot of approximately a third of an acre and offers stylish and flexible accommodation on two floors. The refitted kitchen/breakfast/living room is a wonderful space with bi-fold doors leading on to the large rear garden, which is a key feature of the property. The house further benefits from a refitted shower room on the ground floor and a lovely main bedroom suite on the first floor, with a walk in wardrobe and refitted en-suite shower room. To the front of the property there is a large driveway with parking for several cars and a detached garage to side and rear of the house.



### Hallway

Part double glazed composite front door, feature vertical radiator, recessed down lighters, storage cupboard, stairs to the first floor, doors to:

### Kitchen/Breakfast Room

Range of base and eye level panel fronted units with quartz work surfaces over and matching splashbacks, butler style double sink unit with a mixer tap and drainer, breakfast bar divide to living area, two display units, built in wine racks and integrated drinks fridge, space for a range style cooker, American style fridge/freezer, dishwasher and washing machine, recessed down lighters, double glazed window to the side, ceiling speaker, open through to:



### Living Room

Double glazed bi-fold doors to the garden, feature vertical radiator, roof lantern light, recessed down lighters, ceiling speakers, media wall with space for a tv etc.



### Shower Room

Refitted white suite comprising a large shower cubicle with a mixer shower unit with a fixed shower head and a separate hand held head, hand basin with a mixer tap and unit below, wc, tiled walls, heated towel rail, shaver point, double glazed obscured window, coving.

### Sitting Room/Bedroom Four

Double glazed door to the garden, double glazed window to the side, coving, radiator.

### Bedroom Two

Double glazed bay window to the front, radiator, fitted wardrobes to one wall.



### Bedroom Three

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



### Landing

Double glazed velux window, eaves cupboard, door to:



### Bedroom One

Double glazed window to the rear, three double glazed velux windows, two radiators, walk-in wardrobe with obscured double glazed window and clothes hanging space, eaves cupboards door to:



### En-Suite Shower Room

Refitted white suite comprising a walk-in shower cubicle with an Aqualisa shower unit hand basin with a mixer tap and unit below, tiled walls, obscured double glazed window, heated towel rail, shaver point, recessed down lighters, extractor fan.

### To The Front

Large driveway to the front with inlaid central block design and offers parking for several cars, hedge border to the front, metal gated access either side leading to the rear.

### Detached Garage

With an up and over door, personal door to the side.

### Rear Garden

The garden forms an important feature of the property as it offers a lovely space to relax and unwind. The garden is level and long with a paved patio area adjacent to the house with a raised rockery bed and pond, gated access to either side. The remainder of the garden is laid to lawn with fence enclosed borders, summerhouse to one side, decked seating area.

### 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.

