



Southbrook  
Tollgate Borders, West Sussex RH11 9PQ

**Offers In Excess Of £280,000**

## Southbrook, Tollgate Borders, West Sussex RH11 9PQ

Astons are delighted to market this charming two bedroom house, situated within the popular residential area of Broadfield, conveniently located within close proximity of excellent bus routes and amenities. Inside this lovely property features a light and airy living room, a fitted kitchen, two good sized bedrooms and a fitted white bathroom suite, to the rear is an enclosed garden with rear gate access. Additional benefits of this property include gas central heating, double glazing and a garage located within a near by block and an allocated parking space. This house is offered to market with no onward chain. EPC rating C (69).

### Entrance Porch

Obscure double glazed front door, wood effect laminate floor, door to:

### Living Room

Double glazed windows to front aspect, wood effect laminate floor, stairs to first floor, door to:

### Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, stainless steel sink with mixer-tap and drainer, roll top work surfaces, part tiled walls, tile effect vinyl floor, double glazed windows to rear aspect, obscure double glazed patio door to rear garden.

### Landing

With access to loft space, doors to:

### Bedroom One

Double glazed windows to front aspect, radiator, access to in-built wardrobe with sliding mirrored doors.

### Bedroom Two

Double glazed windows to rear aspect, radiator.

### Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with pedestal, panel enclosed bathtub with shower unit, extractor fan, part tiled walls, vinyl floor.

### To The Rear

Patio area adjacent to property with patio path leading to the back of the garden which features rear gate access, shrubs to borders, fence enclosed.

### Garage and Allocated Parking Space

Located within a near by block with up and over door, there is also an allocated parking space.

### To The Front

Lawn front garden with patio path leading to front door.

### 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.





