



Bowater Road
Maidenbower, Sussex RH10 7LF

Guide Price £650,000

*** Guide price £650,000-£675,000 ***

Astons are delighted to offer to the market this extended and well presented four bedroom detached family house. The property is situated within the popular Maidenbower area close to well regarded local schools for all ages, local park, shops and amenities. The house has been greatly improved by the current owners, including an extension to the rear, and now offers a spacious kitchen/dining/sitting room with modern units including a central island and two sets of bi-fold doors onto the garden.

The property also offers two further reception rooms providing flexible options for working from home and family life. There is a separate utility room and downstairs cloakroom leading off the large, central hallway. Upstairs there are four good sized bedrooms, an en-suite to the main bedroom and a refitted family bathroom.

Outside there is large driveway with parking for several cars leading to the double garage and a garden area to the side.



Hallway

Part double glazed front door with a double glazed window to the side, wood flooring, under stairs cupboard, coving, recessed down lighters, two radiators, stairs to the first floor, doors to:



Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin with a mixer tap and unit below, part tiled walls, heated towel rail, obscured double glazed window, coving, recessed down lighter.



Kitchen/Dining/Sitting Room

Range of base and eye level modern handle-less units with work surfaces over and panelled splash backs, central island unit with an inset stainless steel one and a half bowl sink unit with a mixer tap and drainer and breakfast bar to one side, under unit and plinth lighting, built in eye level stainless steel double oven, inset five ring gas hob with glass splash back and extractor hood above, integrated dishwasher and microwave, space for an American style fridge/freezer, open to dining and sitting area, wood effect flooring throughout, recessed down lighters, two sets of bi-fold doors leading to the garden

Lounge

Double glazed patio doors to the garden, double glazed window to the rear, wood effect flooring, radiator, fireplace, coving.

Play Room/Study

Double glazed bay window to the front with fitted shutters, radiator, wood effect flooring, coving.

Utility Room

Base and eye level units to one wall with work surfaces over, space for a washing machine and tumble dryer, coving, recessed down lighters double glazed door to the side.

Landing

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

Bedroom One

Double glazed window to the front, radiator, coving, fitted wardrobes, door to:



En-Suite Shower Room

White suite comprising a corner shower cubicle with a mixer shower unit, hand basin with a mixer tap and units below, wc with a concealed cistern, shaver point, part tiled walls, heated towel rail, obscured double glazed window, extractor fan, recessed down lighters, wood effect flooring.





Bedroom Two

Double glazed window to the rear, radiator, coving, fitted wardrobes.



Bathroom

Refitted white suite comprising a P-shaped bath with a mixer tap and mixer shower unit over with a glass screen,



To The Front

Driveway with parking for several cars leading to the garage, lawned area to the side with feature shrubs and trees, side access leading to the rear.

Double Garage

With two up and over doors, power and light, personal door to the side.

Rear Garden

The garden comprises a large paved patio terrace adjacent to the house with a purpose built pizza oven to one side, balustrade with glass screening to one side, step down to a lawned area, further lower patio area, fence enclosed borders, side access.



Bedroom Three

Double glazed window to the rear, coving, radiator, fitted wardrobes.



Bedroom Four

Double glazed window to the rear, radiator, coving.

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⁽¹⁾
 1196.95 ft²
 111.2 m²

Balconies and terraces
 673.17 ft²
 62.54 m²

Reduced headroom
 2.69 ft²
 0.25 m²

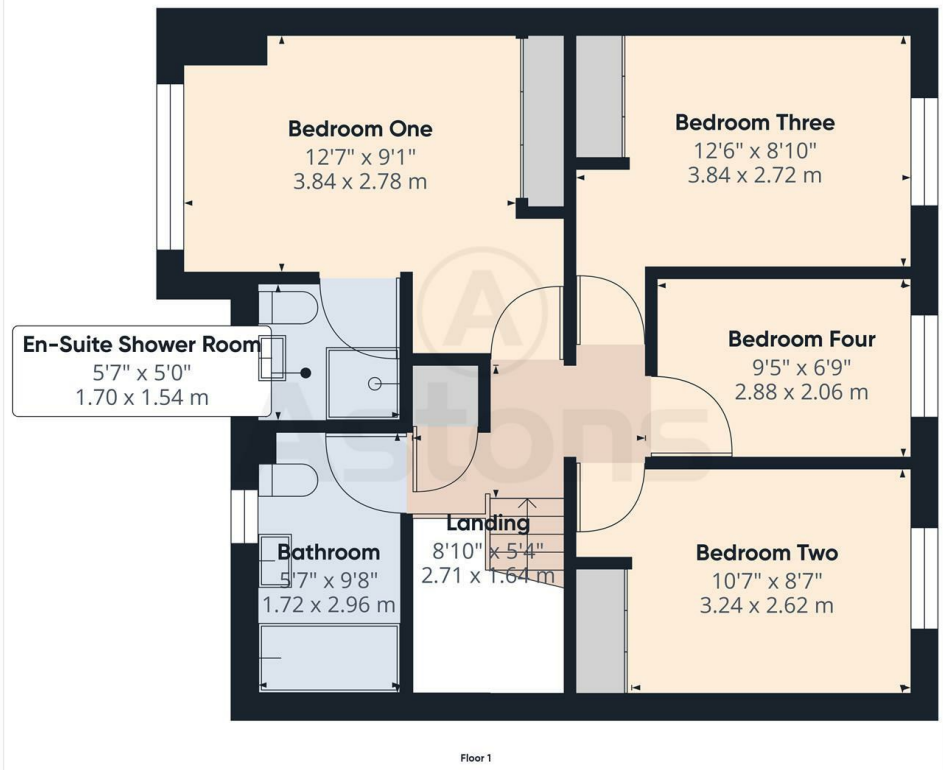
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾
 554.13 ft²
 51.48 m²

(1) Excluding balconies and terraces

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