



Russell Way  
Three Bridges, West Sussex RH10 1GW

**Guide Price £250,000**

\*\*\* Guide price £250,000- £265,000 \*\*\*

Welcome to this modern gated development- Octagon House on Russell Way! This delightful first floor flat boasts a spacious kitchen/living room, perfect for entertaining guests or simply relaxing after a long day. With 2 bedrooms and 2 bathrooms, including an en-suite shower room in the main bedroom, this property offers comfort and convenience.

One of the highlights of this flat is the large wrap-around south-facing balcony, where you can enjoy the sunshine and take in the views. Imagine sipping your morning coffee or unwinding with a glass of wine in the evening on this lovely balcony.

Located close to Three Bridges train station and the town centre, this property offers easy access to transportation and amenities. Plus, with parking available for 1 vehicle, you won't have to worry about finding a spot after a long day at work. Boasting lift access and an concierge for all resident needs.

Don't miss out on the opportunity to make Octagon House your new home. Whether you're looking for a modern space to call your own or a convenient location close to everything you need, this flat has it all. Book a viewing today and see for yourself the charm and comfort this property has to offer.



### Hallway

Personal front door, radiator, wood effect flooring, doors to:

### Kitchen Area

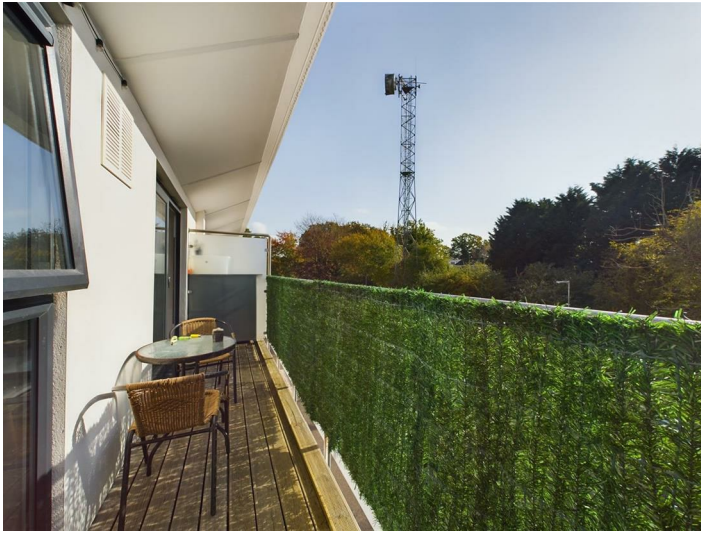
Range of base and eye level units with stone work surfaces over and matching splash backs, inset stainless steel sink with a mixer tap, built in stainless steel oven with hob over and extractor hood above, integrated fridge/freezer and dishwasher, integrated washer/drying machine, storage cupboard, cupboard housing the hot water tank, wood effect flooring m open to:

### Lounge/Dining Room

Double glazed patio doors to the balcony, wood effect flooring, two radiators.

### Balcony

Large wrap round balcony with space for a table and chairs, decked floor, glass balustrade.



### Bedroom One

Double glazed window, radiator, door to:

### En-Suite Shower Room

White suite comprising a large walk in shower cubicle with a mixer shower unit, hand basin with a mixer tap, wc with a concealed cistern, part tiled walls, tiled floor, extractor fan, heated towel rail.

### Bedroom Two

Double glazed window, radiator.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment over and glass screen, hand basin with a mixer tap, wc with a concealed cistern, part tiled walls, tiled floor, extractor fan, heated towel rail.

### Parking

There is an allocated parking space which comes with the property.

### 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

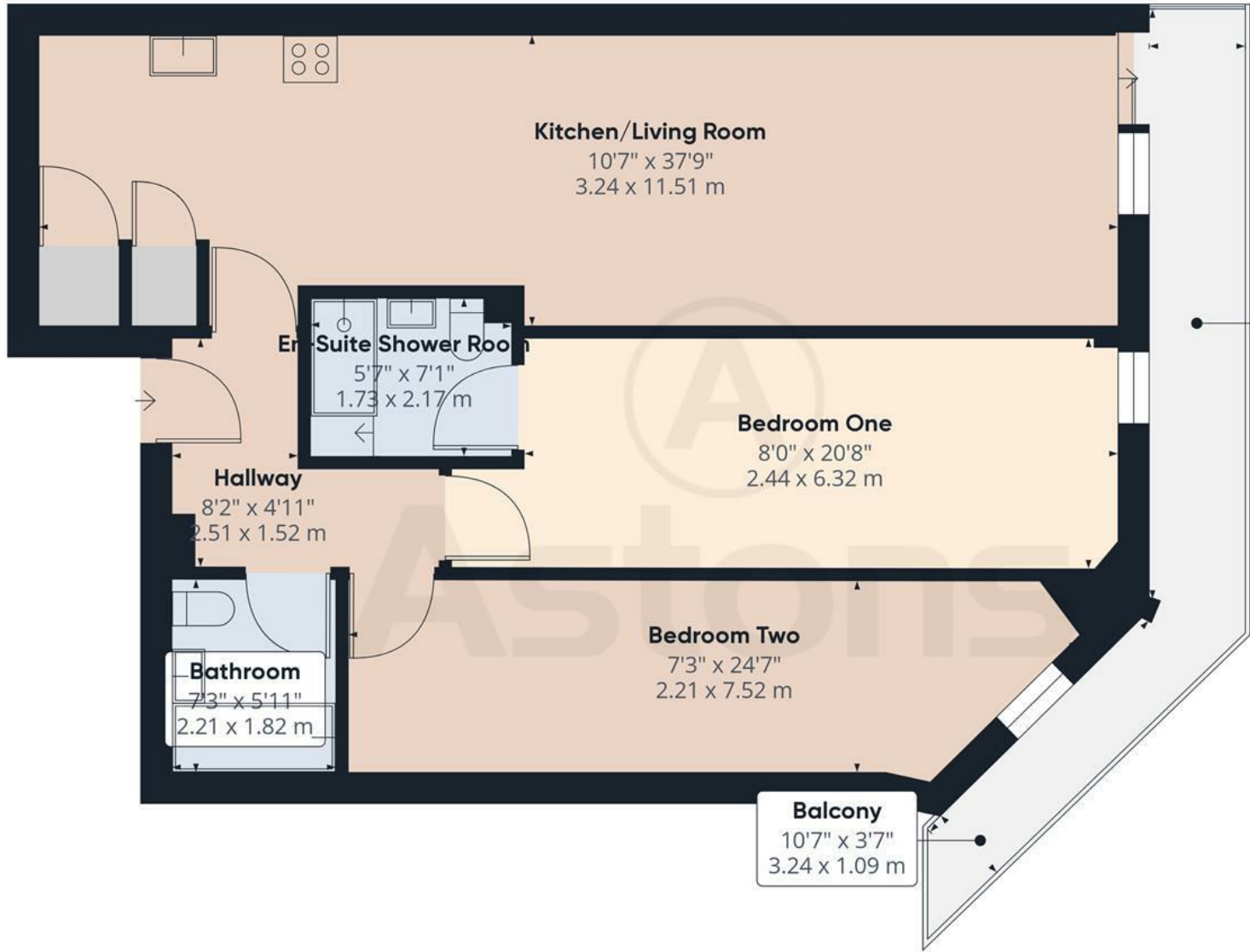
Conveyancing - Lewis & Dick £150 per transaction

- 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>**  
857.99 ft<sup>2</sup>  
79.71 m<sup>2</sup>

**Balconies and terraces**  
125.51 ft<sup>2</sup>  
11.66 m<sup>2</sup>

(1) Excluding balconies and terraces

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	