



Moat Walk
Pound Hill, West Sussex RH10 7ED

£750,000

Nestled in the desirable area of Pound Hill, this stunning detached house on Moat Walk offers a perfect blend of modern living with scope for further expansion if required. Recently refurbished and extended to an exceptional standard, the property boasts a contemporary open plan living space on the ground floor, ideal for both entertaining and family life, with a spacious kitchen with central island unit.

The property offers flexible accommodation with two bedrooms on the ground floor which can also be used as an office or additional sitting room, and two further bedrooms on the first floor. There are three well-appointed bathrooms, making this property ideal for families or those seeking extra space. The thoughtful renovations include complete rewiring, replumbing and the installation of an efficient air source heat pump, which combined with underfloor heating on the ground floor and performant radiators on the second floor ensure peace of mind for the new owners. Further more the property receives a grant back from the government each year of £1,720.00 and this would pass onto any purchaser.

Set on a corner plot, the property benefits from a spacious garden and the possibility to extend further, allowing you to tailor the home to your specific needs. Additionally, the house features parking for up to four vehicles on the driveway, two more vehicles on the gravelled area and space for a caravan or a motorhome on gravel behind the double swing gates, a rare convenience in this sought-after location.

Conveniently situated close to Three Bridges station, commuting to London, M23 and beyond is effortless. The area is also well-regarded for its schools, making it an ideal choice for families.

This property is a true gem, combining modern comforts with the potential for future growth in a prime location. Do not miss the opportunity to make this exquisite house your new home.



Entrance Hallway

Front door with obscured double glazed window to the side, coats hanging and shoes space, wood effect ceramic tiles with under floor heating, folding chair shoe changing stool, glazed door to:

Living Room

Triple glazed window to the front, recessed down lighters, wood effect ceramic tiles with under floor heating.

Kitchen/Dining Room

Refitted range of base and eye level units with work surfaces over and matching splash backs, inset sink with a mixer shower tap, drainer and macerator, built in Neff oven with second built in Neff oven/microwave above, central island unit with breakfast bar and inset induction hob with inbuilt extractor fan, integrated fridge/freezer and dishwasher, double glazed window and bi-fold doors to the garden, two double glazed velux electric windows, ceramic tiled wood effect flooring with under floor heating. recessed downlighters.

Inner Hallway

Wood effect ceramic tiled floor with under floor heating, recessed storage cupboard, recessed down lighters, doors to:

Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin with a mixer tap, wood effect ceramic tiles with under floor heating, unit below and splashback,



Downstairs Shower Room

White suite comprising a corner shower cubicle with a mixer shower unit feeding a fixed "rainfall" head and separate hand held head, hand basin with a mixer tap, unit below and splashback, wc, obscured double glazed window, heated towel rail and tiled floor with under floor heating.



Utility Room

White room, double glazed side door to exterior, 250l heat pump cylinder with all the heating and hot water controls, space for washing machine, tumble dryer, chest freezer and shelving units

Bedroom Four/Office

Triple glazed window to the front, wood effect ceramic tiled flooring with under floor heating.



Bedroom Three/Sitting Room

Triple glazed window to the rear, recessed wardrobe space, wood effect ceramic tiled floor with under floor heating, recessed down lighters.

Landing

Double glazed electric velux window, wood effect flooring, recessed down lighters, access to the loft space, doors to:

Bedroom One

Triple glazed window to the rear, wood effect flooring, radiator, eaves storage, recessed down lighters, walk-in wardrobe with hanging space and light, door to:







En-Suite Shower Room

Modern white suite comprising a large walk-in shower cubicle with a mixer shower unit feeding a fixed "rainfall" head and a separate hand held head, hand basin with a mixer tap and unit below, wc with a concealed cistern and bidet, heated towel rail, obscured double glazed window, tiled floor, recessed down lighters, extractor fan.



Bedroom Two

Triple glazed window to the front with advanced thermal insulation properties, radiator, wood effect flooring, eaves storage.

Bathroom

Refitted white suite with a spa bath with central mixer tap, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, heated towel rail, recessed down lighters, obscured double glazed window, tiled floor, extractor fan.

To The Front

The property sits on a good sized corner plot and is approached via a block paved driveway which offers parking for three to four cars, lawned area to one side, gravelled area to the other side with double gates leading to the rear garden, path to the front door. On the other side of the house there is a second access gate to the block paved pathway.

Garage

With an up and over door, power and light, personal door to the garden.

Rear Garden

The garden comprises a block paved pathway which borders the rear and sides of the property, these leads to a paved patio seating terrace and lawned area with fence enclosed borders. To the side of the garage there is a gravelled area with double swing gates to the front and pedestrian gate, area that can be used as a potential storage space for caravan or motorhome.



Grant for Heat source pump

The purchaser of this house will benefit from the transfer of a grant under the UK government Domestic RHI scheme which was obtained by the current owner after the installation of the heat pump. The payment is approximately £430 per quarter (£1720 per year), paid to the owner of the property by the government and there are 16 outstanding payments.

Additional Benefits

The property also benefits from multiple outdoor weatherproof sockets, solar panels connector cable, EV point, two outside taps, one with warm water.

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 £200 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.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.



Ground Floor



Approximate total area⁽¹⁾
1161.33 ft²
107.89 m²

Reduced headroom
15.34 ft²
1.43 m²

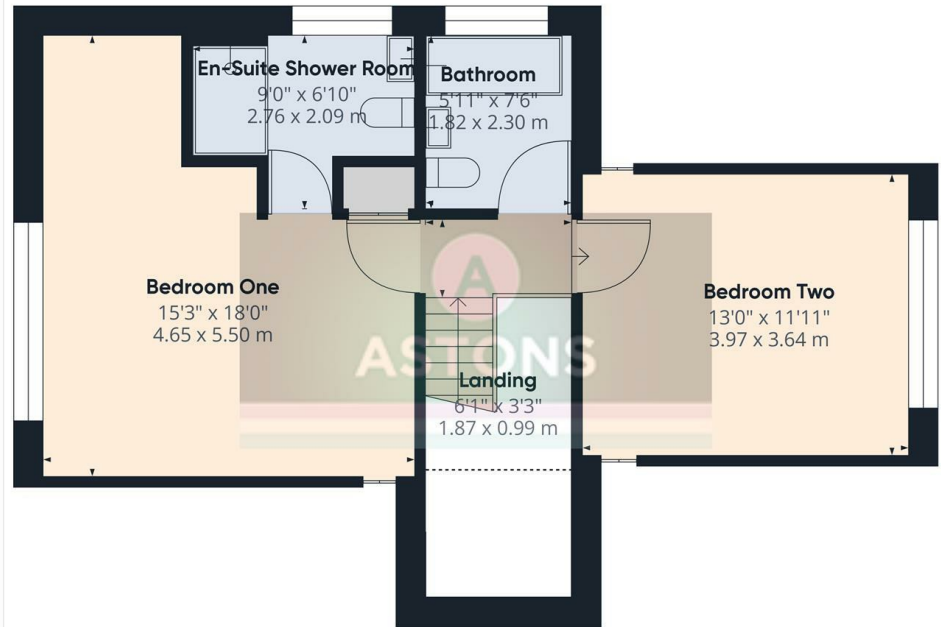
(1) Excluding balconies and terraces

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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Floor 1



Approximate total area⁽¹⁾
485.89 ft²
45.14 m²

(1) Excluding balconies and terraces

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

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