



Bosham Road
Maidenbower, Sussex RH10 7JT

Offers In Excess Of £500,000

Astons is pleased to present this stunning, extended, and modernised four bedroom family home to the market. This delightful end-of-terrace property is ideally located in the ever-popular area of Maidenbower, offering a perfect blend of comfort and style.

The contemporary open-plan living area and beautiful kitchen make this property ideal for families seeking a welcoming home. The layout includes a separate playroom and an office, providing ample space for relaxation, entertaining, or working from home. The bathroom has been refitted to a high standard and features an anti-mist mirror and recessed shelving with lights.

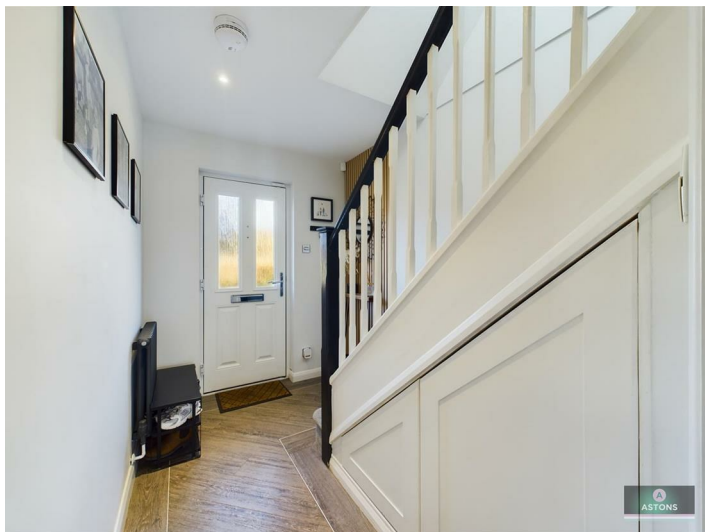
Situated in a friendly neighbourhood, this property benefits from its proximity to well-regarded local schools, amenities, and excellent transport links, making it an ideal choice for those commuting to nearby towns or cities. The surrounding area is perfect for leisurely strolls, with Tilgate Park and the Worth Way just a stone's throw away.

This end-terrace house on Bosham Road is not just a place to live; it's a place to create lasting memories. Whether you are a growing family or looking for a spacious home, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.



Hallway

The hallway features a double-glazed front door, wood effect LVT flooring with a border, a period-style radiator, custom-built pull-out under-stairs storage, a Nest thermostat, and stairs leading to the first floor. There is also a door to:



Living Area

The living area features a media wall with an inset space for a TV and speakers, an electric GAZCO fire below, wood-effect LVT flooring with a border, recessed downlighters, a radiator, and is open to the kitchen and playroom, with an under stairs storage cupboard.

Office/Play Room

Featuring a double-glazed window at the front, and custom-built storage along three walls, providing ample cupboard, shelf, seating, and desk space. Includes wood-effect LVT flooring and a period-style radiator.

Kitchen/Dining Room

The kitchen features a range of modern, refitted base and eye-level units with quartz work surfaces and matching splashbacks. There is a central island unit that includes an inset sink with a shower-style mixer tap and drainer, as well as an integrated drinks fridge, Neff dishwasher, and a breakfast bar on one side.

Additionally, the kitchen is equipped with a built-in eye-level Neff double oven and microwave, an integrated fridge/freezer, and an inset induction hob with an extractor hood above.

The flooring features wood-effect luxury vinyl tile (LVT) with a decorative border. Additionally, there is a period-style radiator and a partially wood-panelled wall. The kitchen is well-lit, featuring recessed downlights, pendant lighting over the island, and under-cabinet lighting. It also includes a double-glazed electric skylight window equipped with a rain sensor and double-glazed bi-fold doors with fitted blinds that open out to the garden.

Utility Room

Featuring base and eye-level units along one wall, a quartz work surface with matching splashbacks, space for a washing machine/tumble dryer, a period-style radiator, wood-effect LVT flooring with a border, and recessed downlighters. A door leads to:



Downstairs Cloakroom

White suite comprising a WC with a concealed cistern, hand basin with a mixer tap set on a solid oak wooden base, part tiled walls, heated towel rail, recessed down lighters, and wood effect LVT flooring.

Office/Bedroom Four

Bedroom/Study space features a double-glazed window in the front, a radiator, and a striking high-pitched gable ceiling.

Landing

Featuring a double-glazed window to the side, an airing cupboard, access to the fully boarded loft space includes power & light access via a pull-down ladder and doors to bedrooms and bathroom.



Bedroom One

Featuring two double-glazed windows at the front, a radiator, and custom-fitted bedroom furniture that provides ample storage space. Additionally, it boasts an oak slat wood wall and floating bedside tables with integrated lighting.

Bedroom Two

This bedroom features a double-glazed window at the rear and a radiator.





Bedroom Three

This bedroom features a double-glazed window at the rear and a radiator.



Bathroom

The refurbished white suite features a panel-enclosed bath with a central mixer tap, along with a separate shower unit equipped with a fixed rainfall head and a handheld showerhead. Additionally, there is a hand basin with a mixer

tap and a WC with a concealed cistern.

The bathroom also includes an anti-mist heated mirror, recessed shelves with lighting, a heated towel rail, recessed downlighters, extractor fan and tiled walls and flooring.



Rear Garden

The garden has a south/westerly aspect and features a composite decked area located next to the rear of the house. This area also includes a decorative cedar wood panelled wall and leads to an artificial lawn. At the back, there is a play area, along with fenced borders and a feature stone-chipped side border. Additional amenities include an external tap, an outdoor electricity point, and outdoor lighting.



To The Front

Block-paved driveway with space for two to three cars, an external power point, an external tap, and up-and-down wall lights.

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.

