



Siena Drive
Pound Hill, West Sussex RH10 3SN

£379,950

Situated in a cul de sac within the desirable area of Pound Hill, this modern three bedroom end-terrace house on Siena Drive offers a perfect blend of comfort and convenience.

The house is located in a small development which was built in 2007 and benefits from a spacious living room, a conservatory, downstairs cloakroom an en-suite shower room from the main bedroom and a family bathroom.

Outside the house has an enclosed, south facing rear garden with side access and shed offering a lovely space to enjoy the afternoon sun. To the front there is a parking space for one car plus a further shared space and visitor bays nearby.

The property is conveniently situated close to local amenities, well regarded schools for all ages, and transport links, making it an excellent choice for those who value accessibility and community.

In summary, this delightful end-terrace house on Siena Drive presents an exceptional opportunity for comfortable living in Pound Hill. With its spacious layout, modern conveniences, and prime location, it is a property that truly deserves your attention. The house is being offered with no onward chain -so don't miss the chance to make this house your home.



Hallway

Front door, double glazed window, wood effect flooring, radiator, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc, pedestal hand basin with a mixer tap, tiled splash backs, radiator, recessed down lighter, obscured double glazed window, wood effect flooring.



Kitchen/Breakfast Room

Range of base and eye level units with wood effect work surfaces over and matching splash backs, under unit lighting, built in stainless steel oven with a gas hob and extractor hood above, integrated fridge/freezer, slimline dishwasher and washing machine, double glazed window to the front, radiator, wood effect flooring.

Lounge/Dining Room

Double glazed patio doors to the conservatory, two double glazed windows to the side, two radiators, large storage cupboard, coving.

Conservatory

Double glazed to three sides, double glazed French casement doors to the garden, wood effect flooring, radiator.

Landing

Access to the loft space, cupboard housing gas fired boiler, doors to:

Bedroom One

Double glazed French casement doors to a Juliet balcony, radiator, door to:

En-Suite Shower Room

Shower cubicle with a mixer shower unit, hand basin with a mixer tap wc, part tiled walls, wood effect flooring, shaver point, heated towel rail, recessed down lighters, extractor fan.



Bedroom Two

Double glazed window to the front, radiator.



Bedroom Three

Double glazed window to the rear, radiator.



Bathroom

White suite comprising a panel enclosed bath with a mixer tap, shower attachment and glass screen, hand basin with a mixer tap, wc, part tiled walls, wood effect flooring, heated towel rail, shaver point, obscured double glazed window, recessed down lighters, extractor fan.





Estate Charge

There is an annual estate payable for this property. The last yearly payment was £600 however, previous years have been around £300.

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.

To The Front

There is a parking space for one car to the front of the property and further shared space to the side, small garden area, path to the side access gate.

Rear Garden

Small paved patio area adjacent to the house, lawned area with a stepping stone path to the rear, decked area to the rear, shed, side access gate.



