



Royston Close  
Three Bridges, West Sussex RH10 8TN

**Guide Price £650,000**



\*\*\* Guide Price £650,000 - £675,000 \*\*\*

Astons are delighted to market this extensively improved and highly desirable four double bedroom detached family home situated in the sought after residential area of Tinsley Lane. Inside this impressive home comprises of a stylish, light and airy living room, a beautifully refitted kitchen/dining room, a refitted utility room, a refitted downstairs cloakroom, four double bedrooms with bedroom two boasting an en-suite, bedroom one boasting a dressing area and en-suite bathroom and bedroom four being utilised as a salon. To the rear of this property is a stunning 'South facing' rear garden with a workshop/garden gym, to the front is a driveway offering parking for multiple vehicles and a converted garage being utilised as a beauty room with a fitted shower-room inside..





### Hallway

Replacement front door, tiled floor, coving, radiator, obscure double glazed patio door to rear garden, stairs to first floor landing, doors to:



### Living Room

Dual aspect double glazed windows to front and rear aspect, coving, dual radiators, door to:



### Kitchen/Dining Room

Refitted with a range of units at base and eye level, integrated dishwasher and Neff hide and slide oven with gas hob and Neff stainless steel extractor hood, space, power and plumbing for fridge freezer, stainless steel butler sink with

mixer-tap and hot tap, quartz work-tops, wall mounted gas fire boiler, tile flooring with under floor heating, double glazed windows to rear aspect, double glazed french doors to rear garden, doors to:



### Utility Room

Fitted with units at base and eye level, space, power and plumbing for washing machine and tumble dryer, stainless steel sink with mixer-tap and drainer, radiator, double glazed window to rear aspect, part tiled walls, tiled floor.

### Downstairs Cloakroom

Refitted suite comprising of w/c, wash hand basin with mixer-tap and under counter units, radiator, part tiled walls, obscure double glazed window to front aspect, tiled floor.



### Landing

Access to loft space and airing cupboard, radiator, doors to:

### Bedroom One

Double glazed windows to front aspect, radiator, coving.



### Dressing Area

Two in built wardrobes, radiator, double glazed window to front aspect, opening through to master bedroom, door to:

### En-Suite Bathroom

Refitted three piece white suite comprising of w/c, wash hand basin with mixer-tap and under counter units, panel enclosed bathtub with mixer-tap and Aqualisa shower unit, heated towel rail, obscure double glazed window to rear side aspect, part tiled walls, tiled floor.









**Bedroom Two**

Double glazed windows to rear aspect, radiator, coving, access to in-built wardrobe, door to:



**En-Suite**

Three piece white suite comprising of w/c, wash hand basin with mixer-tap, walk in shower with shower unit, extractor fan, tiled walls and tiled floor.

**Bedroom Three**

Double glazed windows to rear aspect, coving, radiator, access to in-built recess/wardrobe, wash hand basin with mixer-tap and under counter units with splash back tiles.



**Bedroom Four**

Double glazed windows to front aspect, radiator, coving, wood effect laminate flooring, access to in-built recess/wardrobe.



**Bathroom**

Refitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and under counter units, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, extractor fan, obscure double glazed windows to rear aspect, tiled walls, tiled floor.

**To The Rear**

Patio area adjacent to property flowing around borders of garden, outside power and tap, lawn area, dual side access, access to workshop/gym, hedges and shrubs to boarders.

**Workshop/Outside Gym**

Timber constructed with insulation, power, light and stainless steel sink with mixer-tap.



**To The Front**

Driveway offering parking for multiple vehicles, access to garage.

**Garage**

Converted to beauty room with waiting room featuring oak wood floor and doors leading to garage storage and main beauty room featuring wood effect laminate flooring, electric panel heater and door to fitted shower room with w/c, wash hand basin with mixer-tap and under counter unit, walk in shower with shower unit, extractor fan, tiled walls and tiled floor, main garage door is a folding electric door.



**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>1920.34 ft<sup>2</sup>

Reduced headroom

1,36 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE 360**



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