



Crossways
Three Bridges, West Sussex RH10 1QT

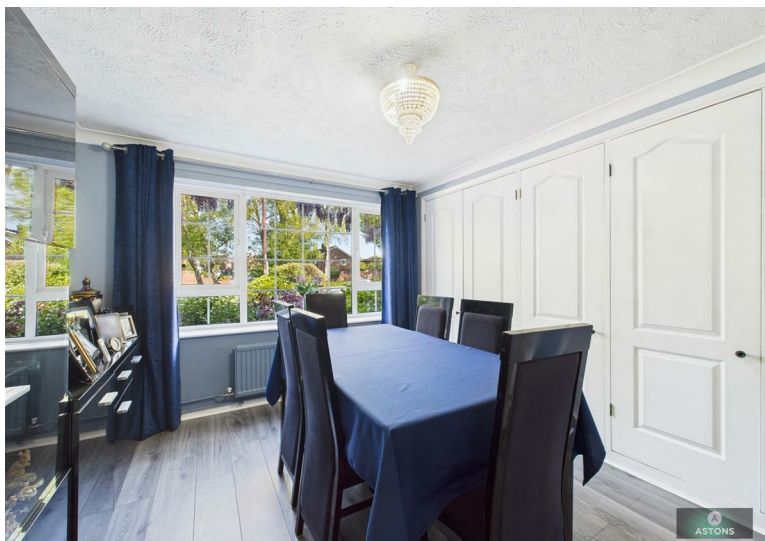
£470,000

Astons are delighted to offer to the market this extended semi-detached house offers a perfect blend of comfort and convenience. The property has extended downstairs accommodation, which provides a large living room and kitchen, three bedrooms and a four piece bathroom suite.

An attractive feature of the house is it's stunning, westerly aspect garden which is has been landscaped by the current owners. The garden now offers distinct areas for relaxing and entertaining and enjoys a good degree of seclusion.

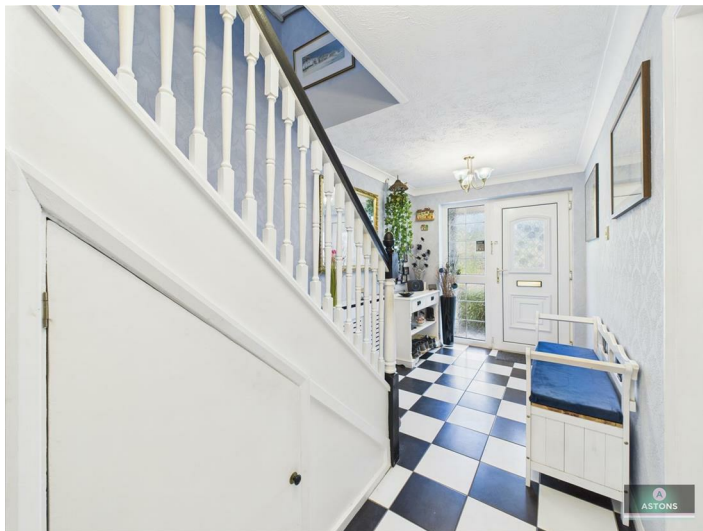
The property is ideally situated within the popular Three Bridges area within a mile of the mainline train station with services to London and Brighton and there are a range of excellent local amenities, including shops, schools, and parks, all within easy reach. This home presents a wonderful opportunity for anyone looking to settle in a vibrant area with a strong sense of community.

In summary, this semi-detached house in Crossways, Three Bridges, is a fantastic choice for those seeking a comfortable and spacious living environment. With its appealing layout and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.



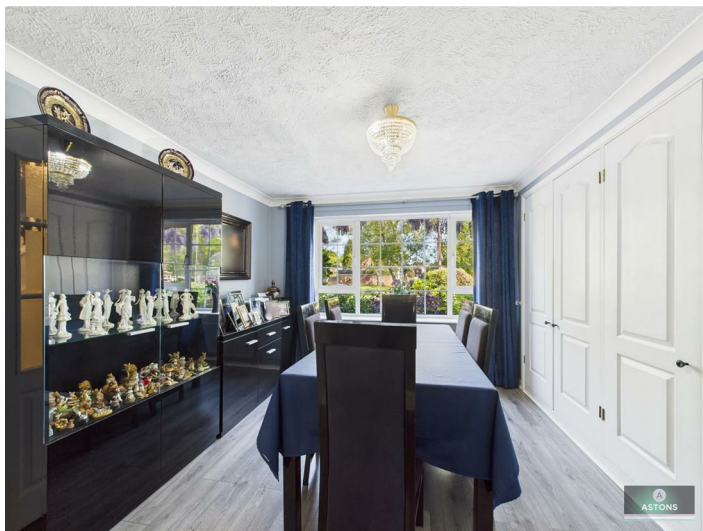
Hallway

Double glazed front door, tiled floor, coving, stairs to the first floor, double glazed window to the side, radiator, stairs to the first floor, doors to:



Dining Room

Double glazed window to the front, radiator, wood effect flooring, fitted storage units to one wall, coving, folding doors to:



Living Room

Double glazed French casement doors to the garden, wood effect flooring, radiator, feature fireplace with electric fire and mantel surround, coving.

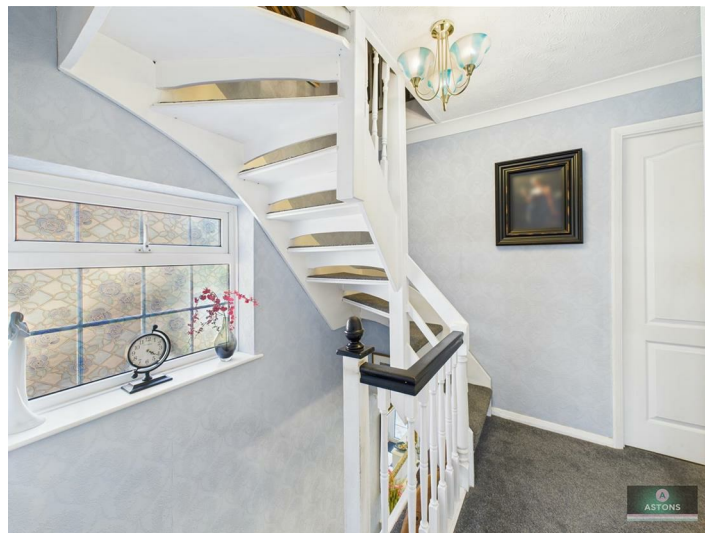
Kitchen

Range of base and eye level units with granite work surfaces over, under unit and display unit lighting, ceramic one and a half bowl sink unit with a mixer tap and drainer, space for a range style cooker with extractor hood above, space for an American style fridge/freezer, integrated dishwasher and washing machine, double glazed window to the rear, tiled floor and walls.



Landing

Double glazed window to the side, coving, stairs to the loft space, doors to:



Bedroom One

Double glazed window to the rear, radiator, fitted wardrobes to one wall, wood effect flooring, coving.

Bedroom Two

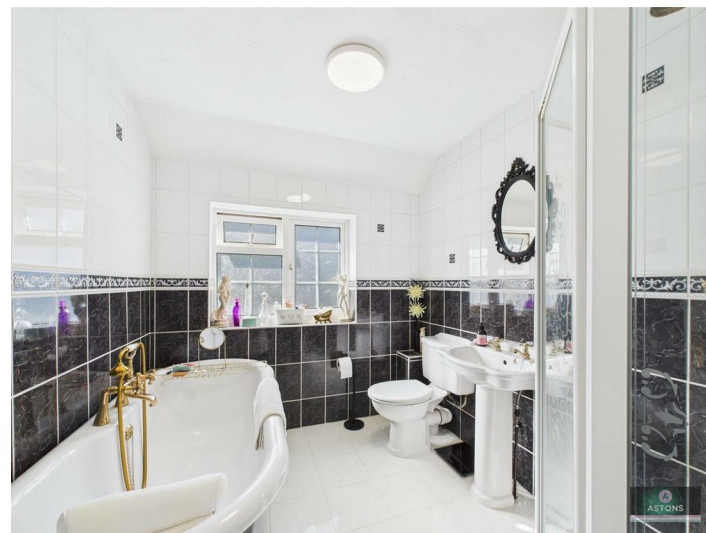
Double glazed window to the front, radiator, coving, wood effect flooring.

Bedroom Three

Double glazed window to the front, radiator, wood effect flooring, coving.

Bathroom

White four piece suite comprising a freestanding claw-foot bath with a period style mixer tap and shower attachment, separate shower cubicle with a period style mixer shower unit, pedestal hand basin, wc, tiled walls and floor, heated towel rail, obscured double glazed window.



Loft Space

Landing area, door to further space with a double glazed velux window.

To The Front

Shared driveway leading to the tandem garage at the rear, attractive garden area to the side with feature plants and shrubs, path to the front door.

Rear Garden

The garden is an attractive feature of the house and enjoys a westerly aspect. It is landscaped into distinct areas providing different spaces to relax and enjoy the seclusion. The garden comprises a patio seating area adjacent to the house with a side access gate to the front, stepping stone pathway with borders either side and a personal door to the garage leading to a lawned area to the rear with plant and shrub borders.



Tandem Garage

Tandem length garage with an up and over door, power and light and a personal door to the garden.

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.

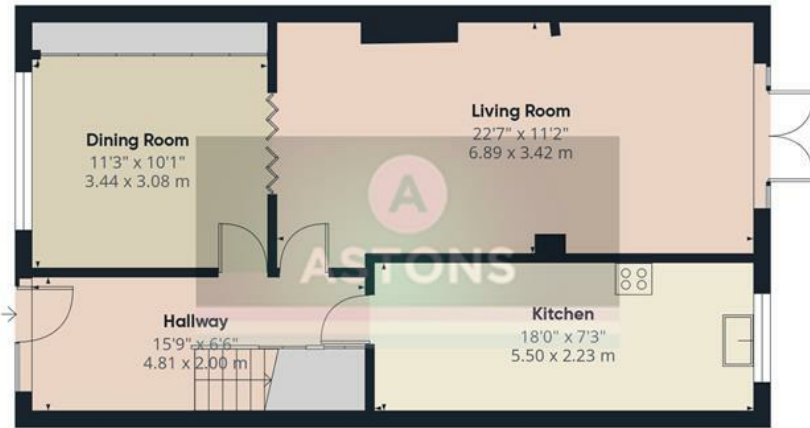
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1449 ft²
134.6 m²

Reduced headroom

78 ft²
7.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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