



Stone Court  
Worth, West Sussex RH10 7RX

**£525,000**

Astons are pleased to offer this spacious four bedroom townhouse, which was built in 2009 by Bryant Homes, to the market. The property is located in a small development within the popular Worth area of Crawley and offers good access to Three Bridges train station, with mainline services to London and Brighton, and the M23 motorway. The house has flexible and good sized accommodation arranged over three floors, including a kitchen/dining room on the ground floor with doors to the garden, office/playroom, living room with covered balcony, two bedrooms with en-suite shower rooms and a refitted family bathroom. Outside there is an enclosed garden with a southerly aspect, which is a lovely relaxing and entertaining space, with patio and decked seating terraces and covered bar. To the rear there is a garage and parking space.



### Hallway

Part double glazed front door, wood laminate flooring, radiator, coving, stairs to the first floor, doors to:

### Office

Double glazed window to the front, radiator, coving.

### Downstairs Cloakroom

White suite comprising a wc, pedestal hand basin with tiled splash backs, space and plumbing for a washing machine and tumble dryer with work surface over and tiled splash backs, eye level units to one wall, extractor fan, radiator.

### Kitchen/Dining Room

Range of base and eye level panel fronted units with work surfaces over and tiled splash backs, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel eye level Bosch double oven, inset gas hob with an extractor hood above, integrated fridge/freezer and dishwasher, space for a wine fridge, under stairs cupboard, recessed down lighters, double glazed window and double glazed french casement doors to the garden.

### First Floor Landing

Radiator, stairs to the second floor, doors to:

### Living Room

Two sets of double garage glazed french casement doors to the covered balcony with is south facing and offers space for a bistro table and chairs, coving, radiator.

### Bedroom One

Two double glazed windows to the front, radiator, two built in wardrobes to one wall, door to:

### En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, radiator, recessed down lighters, extractor fan, shaver point.

### Second Floor Landing

Access to the loft space, airing cupboard, doors to:

### Bedroom Two

Two double glazed windows to the front, radiator, recessed storage space, door to:

### En-Suite Shower Room

Refitted white suite comprising a corner shower cubicle with a mixer shower unit, hand basin with a mixer tap and unit below, wc, tiled walls, shaver point, heated towel rail, extractor fan recessed down lighters.

### Bedroom Three

Double glazed window to the rear, radiator.

### Bedroom Four

Double glazed window to the rear, radiator

### Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and a shower attachment, hand basin with a mixer tap and unit below, wc with a concealed cistern, part tiled walls, shaver point, extractor fan, heated towel rail.

### To The Front

Path to the front door, gravelled garden area to the side, bin store, pickett fence to either side.

### Garage

Located at the end of the garden, up Andover door, power and light, eaves storage, personal door to the garden.

### Rear Garden

The garden has a southerly aspect and offers a lovely relaxing, entertaining space and comprises an attractive paved patio adjacent to the house leading to an artificial lawned area, to the rear there is a covered bar area with a raised bar, decked terrace, power socket, pull down projector screen, personal door to the garage.



### Estate Charge

There is an annual estate charge which is currently £214.24 per annum.

### 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.

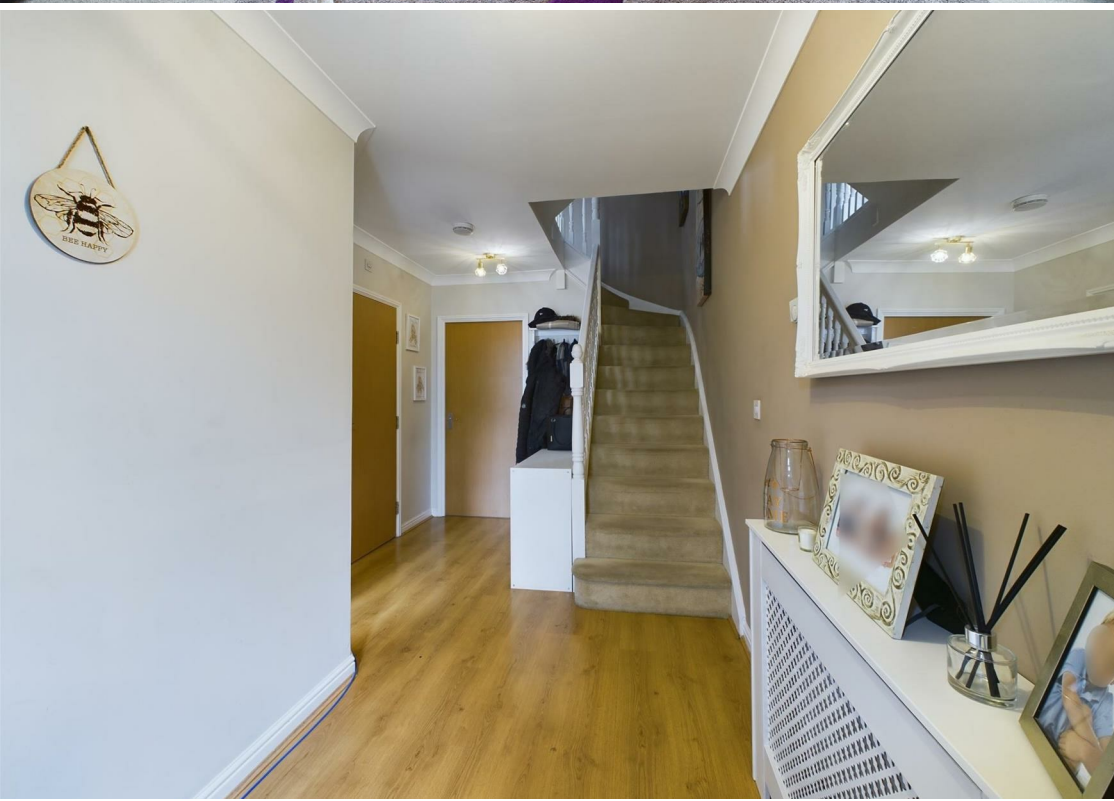
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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

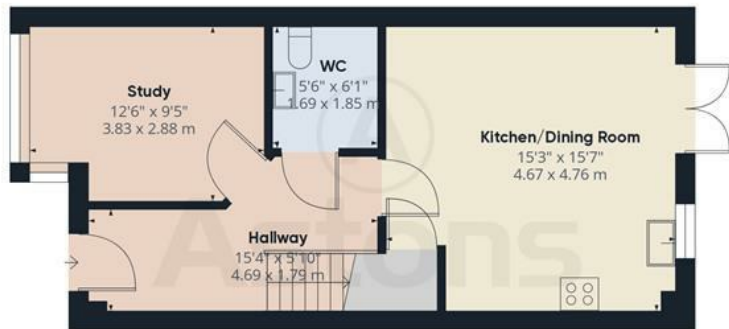
Conveyancing - Lewis & Dick £150 per transaction

- 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.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>9</sup>

1583.54 ft<sup>2</sup>

147.12 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

