



Salehurst Road
Worth, Sussex RH10 7GL
£2,750

Astons are delighted to offer to the market this very well presented four bedroom detached family home which is situated within the sought after Worth area of Crawley. The property has been extended and extensively improved by the current owners including the addition of a stunning spacious Kitchen/Dining/Sitting Room which is an excellent space for families with bi-fold doors leading onto the garden. The house further benefits from a luxury refitted en-suite and family bathroom, a separate lounge with feature wood burning stove, a study, downstairs cloakroom and utility room. Outside the property has a driveway with parking for several cars leading to the detached double garage and to the rear there is a secluded garden * Available 30th June *

Salehurst Road, Worth, Sussex RH10 7GL

Entrance Hallway

Double glazed leaded light effect front door, double glazed leaded light effect obscured window to the side, radiator, coving, hardwood flooring, understairs cupboard, "Nest" thermostat which allows you to control the heating and hot water for your home from your phone, stairs to the first floor, door to:

Downstairs Cloakroom

Close coupled W.C, hand basin with tiled splashbacks, radiator, obscure double glazed leaded light effect window.

Study

9'9 x 8'0 (2.97m x 2.44m)



Double glazed leaded light effect window to the front aspect, radiator, coving.

Lounge

16'6 x 11'6 widening to 15'5 (5.03m x 3.51m widening to 4.70m)



Double glazed bi fold doors leading to the garden, hardwood floor, coving, feature wood burning stove with wooden mantel surround with a tiled hearth, double doors to:

Kitchen/Dining/Family Room

23'7 x 17'9 narrowing to 11'10 (7.19m x 5.41m narrowing to 3.61m)



Refitted range of base and eye level panel fronted units with granite work surfaces over a matching splashbacks, central island unit with "Edison bulb" style spotlights over, ceramic butler style sink with a mixer tap and drainer, space for a range style oven with extractor hood over, integrated fridge/freezer, second integrated fridge and freezer, integrated dishwasher,

double glazed leaded light window to the front aspect, four double glazed velux windows, tiled floor with under floor hydronated heating which is linked to the boiler, open through to a dining area and open again to a seating area to the rear with corner bi-fold doors leading into the garden and two double glazed velux windows. Door to:

Utility Room

10'5 x 5'7 (3.18m x 1.70m)



Range of units to one wall with granite work surface to one wall, stainless steel sink with a mixer tap and drainer, cupboard housing "Worcester" gas fired boiler, double glazed door to the garden, space for a washing machine and a tumble dryer.

Landing

Access to the loft space via a pull down ladder, airing cupboard, doors to:

Bedroom One

14'3 x 11'0 (4.34m x 3.35m)



Double glazed leaded light window to the front aspect, radiator, door to:

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En-Suite Shower Room



Refitted white suite comprising a walk in shower cubicle with a fixed drenching head, hand basin with a waterfall style mixer tap and unit below, low level W.C. with a concealed cistern, tiled walls, tiled floor, recessed lights, extractor fan, double glazed obscure window.

Bedroom Two

13'5 x 10'0 (4.09m x 3.05m)



Double glazed leaded light effect window to the front aspect, radiator.

Bedroom Three

11'0 x 9'0 (3.35m x 2.74m)



Double glazed window to the rear aspect, radiator.

Bedroom Four

9'9 x 9'3 (2.97m x 2.82m)

Double glazed window to the rear aspect, radiator.

Family Bathroom



Refitted white suite comprising a panel enclosed bath with a central mixer tap and over bath shower, hand basin with a mixer tap and unit below, close coupled W.C. tiled floor, tiled walls, obscure double glazed window, recessed lights, extractor fan.

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To The Front



There is a driveway with parking for several cars leading to the garage, path to the front door with garden areas to either side.

Detached Double Garage

Two up and over doors, power and light, eaves storage.

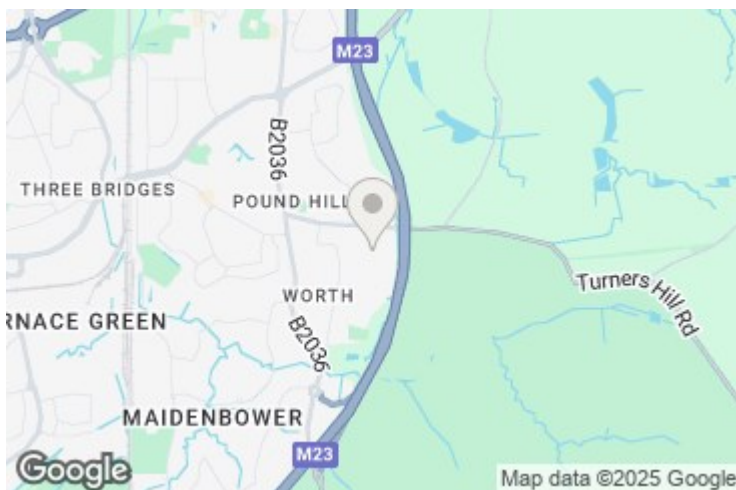
Rear Garden



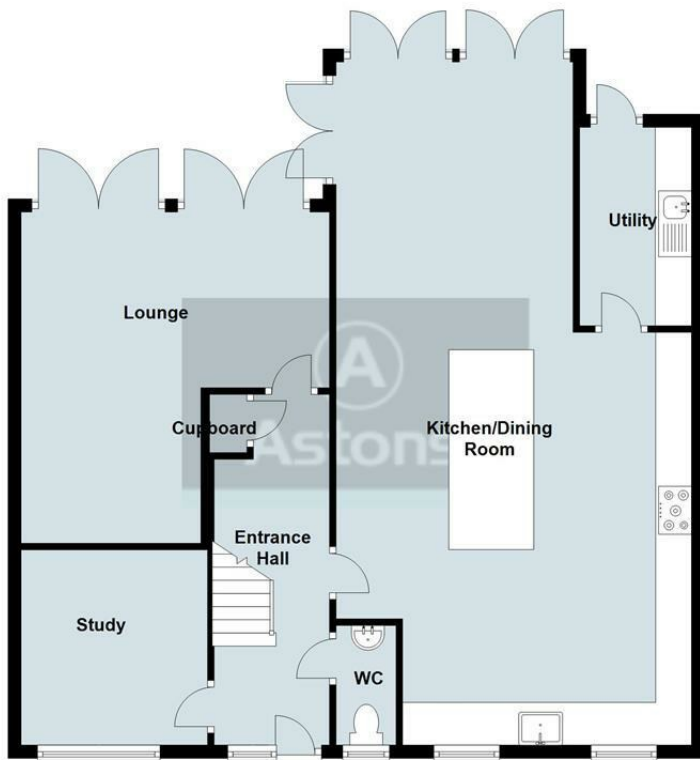
Paved patio adjacent to the rear of the house with the rest of the garden being laid to lawn with plant and shrub borders, fence enclosed, external power point.

Disclaimer

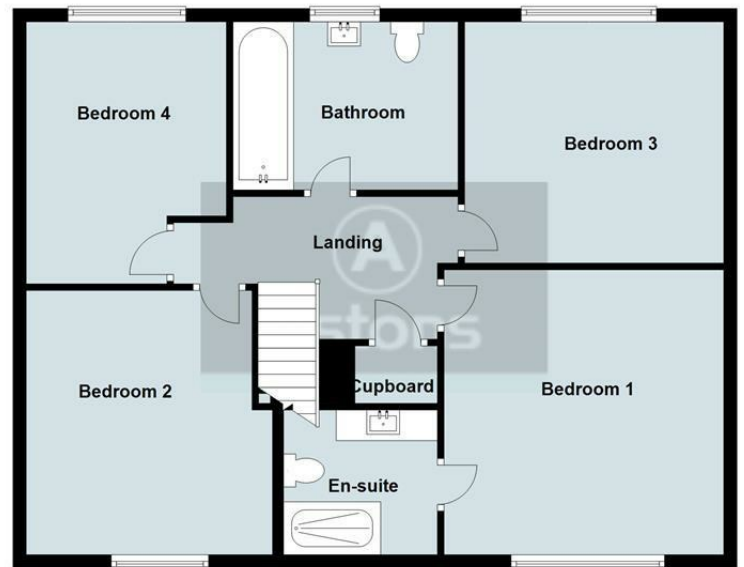
Members of the property ombudsman
Members of CMP for client money protection
holding deposit equivalent of one week rent
security deposit equivalent 5 weeks rent



Ground Floor



First Floor



Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

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

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