



Carter Road  
Maidenbower, West Sussex RH10 7NY

**£345,000**

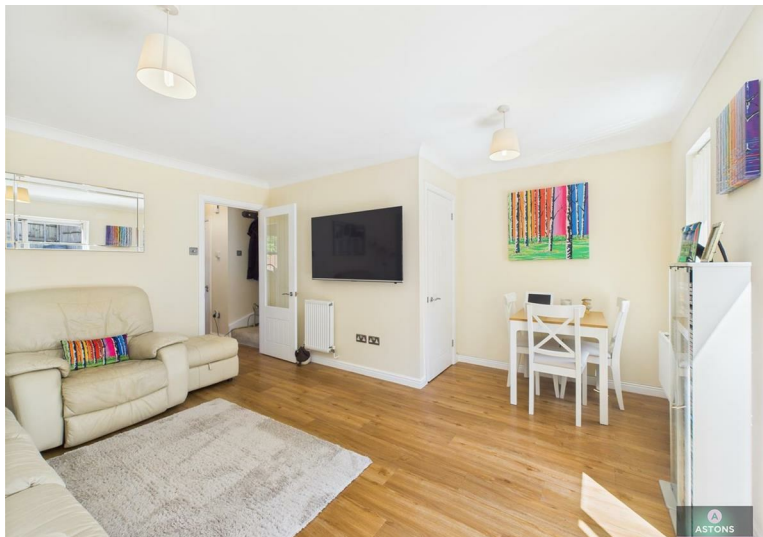


Astons are pleased to offer to the market this delightful two double bedroom house on Carter Road, within the popular Maidenbower area. The property is well presented throughout and benefits from a downstairs cloakroom, a modern kitchen with integrated appliances and a good sized lounge/dining room to the rear, with doors to the garden.

Upstairs there are two good sized bedrooms and a modern white bathroom suite whilst outside the property has a enclosed garden with rear access and patio terrace adjacent to the house. To the front of the property there are two parking spaces with further visitor parking in the road.

The location itself is a significant advantage, with easy access to local amenities, schools, and parks, making it a desirable area for families and professionals alike.

In summary, this terraced house on Carter Road presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your new home.





### Hallway

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

### Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap positioned on a solid wood shelf unit, radiator, obscured double glazed window.



### Kitchen

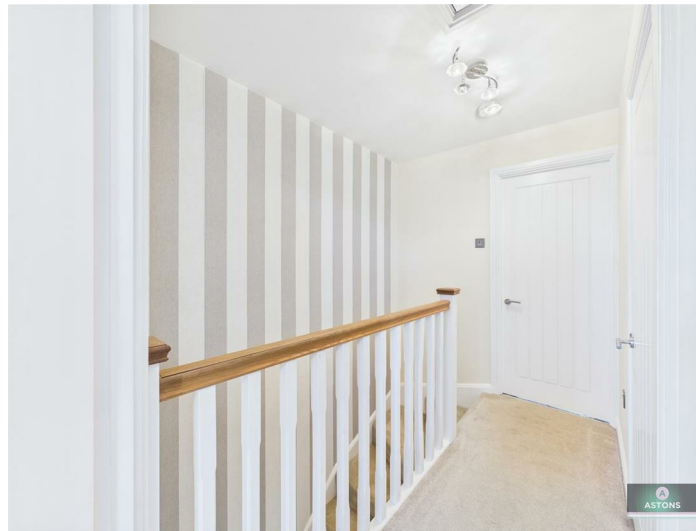
Range of panel fronted units with solid wood work surfaces over and tiled splash backs, inset one and a half bowl stainless steel sink with a mixer tap and drainer, built in stainless steel double oven with gas hob over and stainless steel extractor hood above, integrated fridge/freezer, slimline dishwasher, wine cooler, and washing machine, unit housing the gas fired boiler, double glazed window to the front, wood effect flooring.

### Lounge/Dining Room

Double glazed patio doors to the garden, double glazed window to the rear, two radiators, coving, wood effect flooring.

### Landing

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



### Bedroom One

Two double glazed windows to the front, radiator, fitted shelves.

### Bedroom Two

Two double glazed windows to the rear, radiator, built in wardrobes with sliding doors.



### Bathroom

White suite comprising a P-shaped panel enclosed bath with a central mixer tap and mixer shower unit over with rainfall head and glass screen, hand basin with a mixer tap and vanity unit below, wc, part tiled walls, tiled floor, heated towel rail, recessed down lighters, extractor fan.

### To The Front

There is parking for two cars to the front of the house, path to the front door.

### Rear Garden

The garden comprises a paved patio area adjacent to the house leading to a lawned area with fence enclosed border. To the rear there is a further raised area which extends to the right where there is a side access gate.

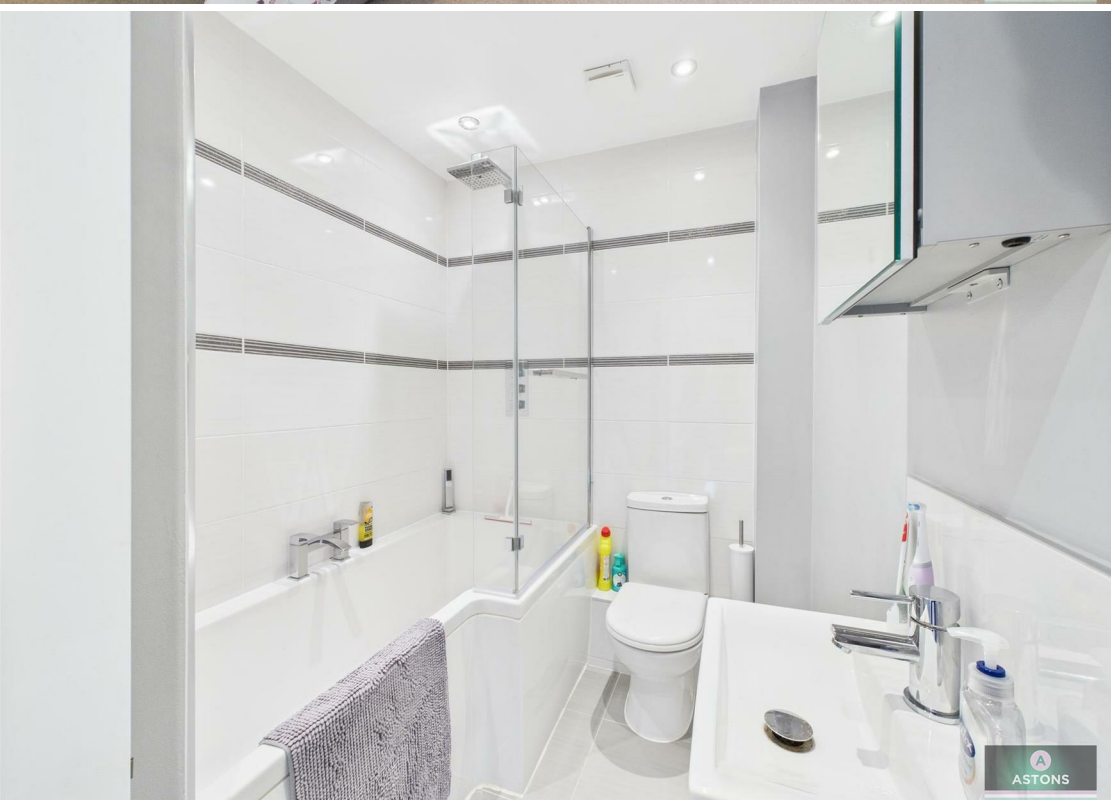


### Disclaimer

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





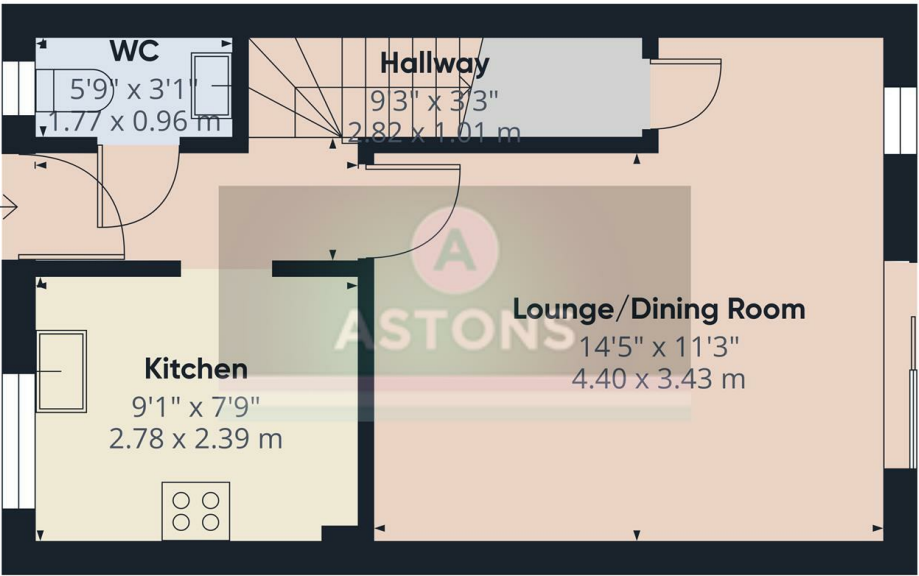
use service providers of your choice.

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

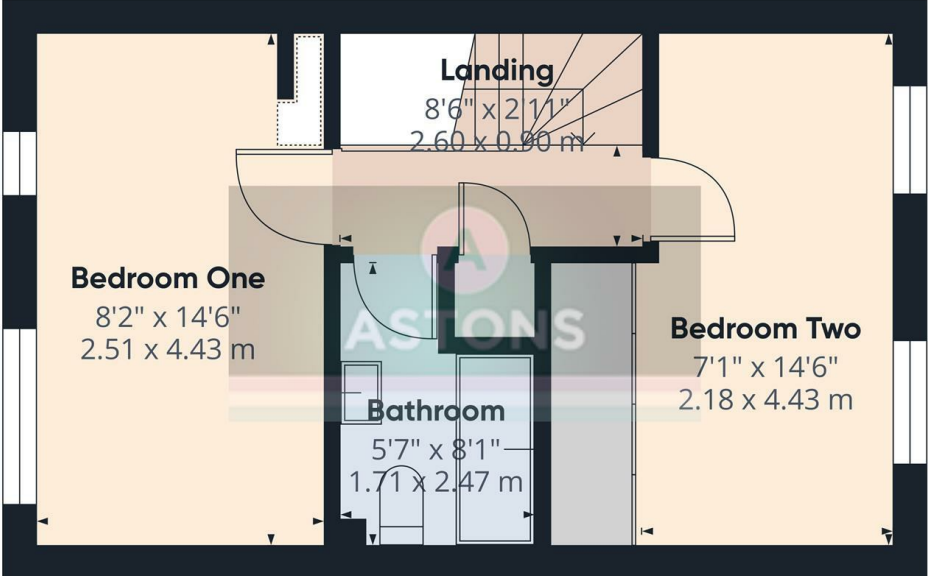


Approximate total area<sup>(1)</sup>  
341 ft<sup>2</sup>  
31.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

QIRAFFE360



Floor 1



Approximate total area<sup>(1)</sup>  
303 ft<sup>2</sup>  
28.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

QIRAFFE360

