



Milton Road  
Pound Hill, West Sussex RH10 3AY

**£525,000**



Astons are delighted to offer to the market this well presented three double bedroom detached house, which is situated in the sought after Pound Hill area, within half a mile of Three Bridges mainline train station which offers services to London and Brighton. The property has been extended and benefits from spacious downstairs accommodation including a large lounge and a family/dining room, a refitted kitchen and utility room and a downstairs cloakroom. Upstairs the house has the addition of an en-suite shower room to the main bedroom and a family bathroom, Outside there is a driveway to the front and to the rear there is an enclosed, secluded garden and a garage. EPC rating D (55).





#### Enclosed Porch

Double glazed front door, double glazed window to the front aspect, tiled floor, radiator, coats cupboard, double glazed door to:

#### Hallway

Wood flooring, radiator, coving, understairs cupboard, thermostat, stairs to the first floor, doors to:



#### Downstairs Cloakroom

White suite comprising a W.C, hand basin, part tiled walls, tiled floor, obscure double glazed window, coving, radiator.



#### Lounge

18'4 x 17'4 narrowing to: 10'8 (5.59m x 5.28m narrowing to: 3.25m) Double glazed window to the front aspect, wood flooring, coving, wall lights, double glazed patio doors to the dining room.

#### Family Room/Dining Room

20'11 x 7'5 (6.38m x 2.26m) Double glazed window to the rear aspect, double glazed french doors to the garden, tiled floor, radiator, door to:

#### Kitchen

10'0 x 9'8 (3.05m x 2.95m) Range of base and eye level white gloss units with work surfaces over, under unit lighting and tiled splashbacks, inset stainless steel one and a half bowl sink with a directional mixer tap and drainer, built in stainless steel oven with a four ring gas hob with a stainless steel extractor fan above, integrated Bosch dishwasher, space for a fridge/freezer, tiled floor, double glazed door to the garden, cupboard housing a gas fired "Worcester" boiler, open through to:

#### Utility Room

8'8 x 5'7 (2.64m x 1.70m) Double glazed window to the side and rear aspect, space for a fridge and washing machine, door to the dining room/family room.

#### Landing

Double glazed window to the front aspect, coving, access to the loft space, doors to:

#### Bedroom One

10'7 x 10'0 (3.23m x 3.05m) Double glazed window to the rear aspect, radiator, fitted wardrobes, door to:

#### En-Suite Shower Room

White modern suite comprising a double shower cubicle with an "Aqualisa" mixer shower unit, hand basin with a mixer tap and unit below, W.C, heated towel rail, extractor fan, recessed lights, tiled floor.

#### Bedroom Two

9'11 x 9'2 (3.02m x 2.79m) Double glazed window to the rear aspect, built in wardrobe, radiator.

#### Bedroom Three

10'9 x 8'0 (3.28m x 2.44m) Double glazed window to the front aspect, radiator.



#### Family Bathroom

White modern suite comprising a panel enclosed bath with a mixer tap and a shower attachment, hand basin with a mixer tap and cupboard below, W.C, tiled walls, tiled floor, obscure double glazed window, heated towel rail.

#### To The Front

Driveway with parking for a few cars with a hedge border to the front. There is a side access gate leading to the rear.

#### Garage

Due to the width at the side of the house this could only be used to house a small car/motorbike and is currently used for storage. It has an up and over door, personal door to the garden, power and light.

#### Rear Garden

The garden is level and is mainly block paved with an area of grass and fence and hedge borders, 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.

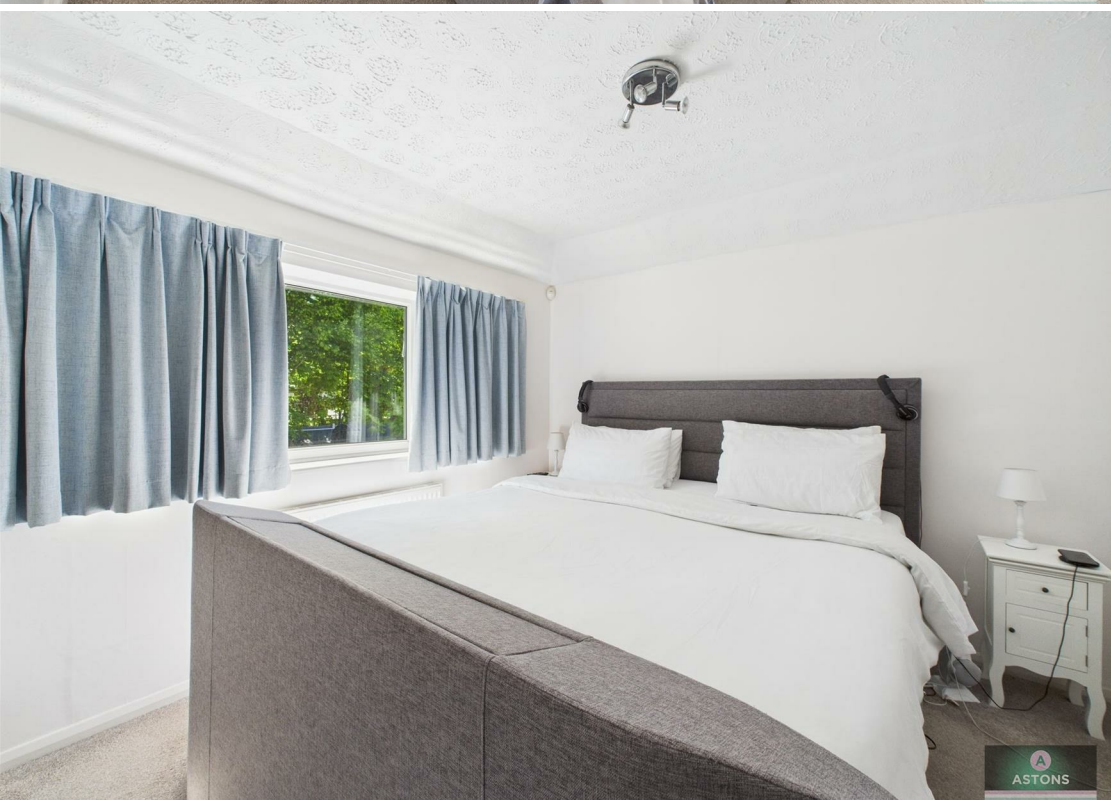
Should you choose a provider recommended by Astons, we will recieve the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

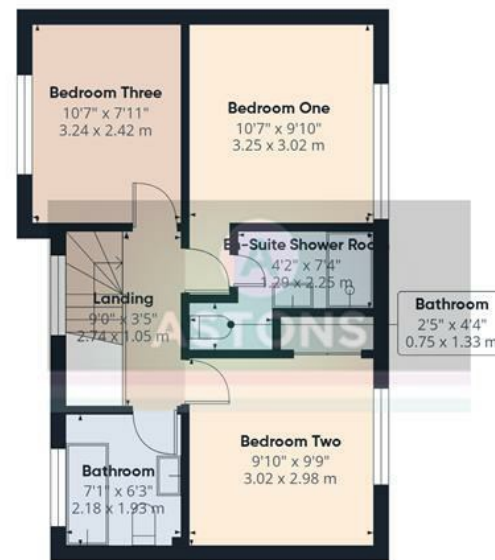
Mortgages - Financial Planning Group procurement fees from mortgage lenders which vary by lender. Customers will recieve confirmation of these fees upon instruction and again as soon as the exact amounts are known.











Approximate total area<sup>(1)</sup>

1298 ft<sup>2</sup>

120.6 m<sup>2</sup>

(1) Excluding balconies and terraces

