



Rye Ash
Three Bridges, RH10 1RL

£385,000

Astons are pleased to offer this extended end of terrace house to the market. The property requires updating and currently benefits from three bedrooms, extended downstairs accommodation providing an additional reception room and cloakroom, gas radiator heating and double glazed windows.

The end terrace position of the house not only enhances privacy but also allows for a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. To the rear of the garden there is a garage proving parking for one car or storage.

The property is ideally situated close to Three Bridges mainline train station, which offers mainline services to London and Brighton, and convenient access to local amenities, including shops, well regarded schools, and transport links.

This property is an ideal choice for those seeking a blend of comfort and convenience in a desirable location. With its generous living space and well-designed layout, this end terrace house is ready to become a cherished home. Do not miss the chance to view this wonderful property and envision the possibilities it holds for you and your family.



Enclosed Porch

Obscured glazed front door, two obscure glazed circular windows, obscured door to:

Hallway

Radiator, double glazed window to the side, under stairs cupboard, space for a fridge and freezer, stairs to the first floor, doors to:

Lounge/Dining Room

Double glazed window to the front, radiator, coving, open through to the dining area with a further radiator and folding doors to:

Home Office

Double glazed patio doors to a glazed lean to, radiator.

Rear Lobby

Double glazed door to the garden, door to:

Downstairs Cloakroom

Suite comprising a wc and hand basin, part tiled walls, radiator, obscured double glazed front door.

Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, inset stainless steel sink with a mixer tap and drainer, built in eye level oven with an inset gas hob to the side and stainless steel back plate and extractor hood above, space for a washing machine and dishwasher, radiator, double glazed window to the rear.

Landing

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

Bedroom One

Double glazed window to the front, radiator, built in wardrobes to one wall and further cupboards to the opposite wall.



Bedroom Three

Double glazed window to the side, radiator,

Shower Room

Set as a wet room with a walk in shower with a Mira mixer shower unit, pedestal hand basin, wc, part tiled walls, radiator, obscured double glazed window,



To The Front

Dwarf brick wall with gated access, path to the front door with lawned areas to either side.

Rear Garden

Mainly lawned with hedge and fence borders, side access, personal door to the garage.



Garage

Located at the end of the garden with an up and over door, 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.



Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1158 ft²
107.5 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

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	