



Webb Close
Broadfield, West Sussex RH11 9JH

Offers In Excess Of £310,000

Webb Close, Broadfield, West Sussex RH11 9JH

Astons are delighted to offer to the market this three bedroom terraced house, situated within the residential area of Broadfield, inside this home boasts a recently refitted kitchen/dining room, a light and airy living room, a downstairs shower-room, three good sized bedrooms and bathroom. Outside there are front and rear gardens which are fence enclosed. The property is being offered with no onward chain.

Hallway

Front door opening to entrance hallway which comprises of stairs to first floor landing, radiator, access to boiler cupboard, doors to:

Downstairs Shower-Room

Fitted with w/c, wash hand basin with mixer-tap and splash back tiles, walk in shower with shower unit, radiator, part tiled walls, obscure double glazed window to front aspect.

Lounge

Light and airy room with double glazed french doors to rear garden, radiator, coving, double glazed window to front aspect, door to:

Kitchen/Dining Room

Refitted kitchen with a range of units at base and eye level, space, power and plumbing for washing machine, fridge-freezer and cooker, stainless steel extractor fan, stainless steel sink with mixer-tap and drainer, roll top work surfaces, part tiled walls, tiled floor, coving, radiator, access to in-built cupboard, double glazed window to rear aspect, double glazed patio door to rear garden.

Landing

With access to airing cupboard, loft space and large storage cupboard, doors to:

Bedroom One

Double glazed windows to rear aspect, radiator, coving.

Bedroom Two

Double glazed windows to rear aspect, radiator, coving.

Bedroom Three

Double glazed window to front aspect, radiator, coving.

Bathroom

Fitted with w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap, part tiled walls, radiator, obscure double glazed window to front aspect.

To The Front

Patio path to front door, lawn front garden, hedges to borders.

Rear Garden

Lawn garden, fence enclosed.

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.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.



