



Wellington Close
Pound Hill, West Sussex RH10 3JN

£372,500

Nestled in the charming area of Pound Hill, this delightful end-terrace house on Wellington Close offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The house boasts a bathroom and downstairs cloakroom, ensuring that morning routines run smoothly and providing ample facilities for family living. The end-terrace design allows for additional privacy and a sense of space, making it a desirable choice for those looking for a home in a friendly neighbourhood.

Pound Hill is known for its community spirit and accessibility to transport links including a bus stop at the end of the road, local amenities, including shops, schools, and parks, making it an excellent location for families and professionals alike. This property presents a wonderful opportunity to create lasting memories in a comfortable and well-situated home.

Whether you are looking to invest in your first home or seeking a new place to settle down, this end-terrace house on Wellington Close is certainly worth considering.



Hallway

Front door, thermostat, two cupboards one houses the gas fired boiler, under stairs storage area, doors to:

Downstairs Cloakroom

Wc, hand basin, obscured double glazed window, radiator.

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, one and a half bowl sink with a mixer tap and drainer, radiator, space for a cooker, washing machine, fridge and freezer, coving, storage cupboard.

Lounge/Dining Room

Double glazed patio doors to the garden, radiator, coving.

Landing

Double glazed window to the side, access to the loft space, large airing cupboard, further storage cupboard, doors to:

Bedroom One

Double glazed box bay window to the front, coving, radiator.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes with sliding mirror fronted doors.



Bedroom Three

Double glazed window to the rear, radiator.



Shower Room

White suite comprising a large shower cubicle with a Triton shower unit, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, tiled walls, radiator, obscured double glazed window.



To The Front

Path to the front door, lawned area to the side, gated access to the rear garden.



Rear Garden

The garden enjoys a southerly aspect is mainly lawned with fence enclosed borders and side access.

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.

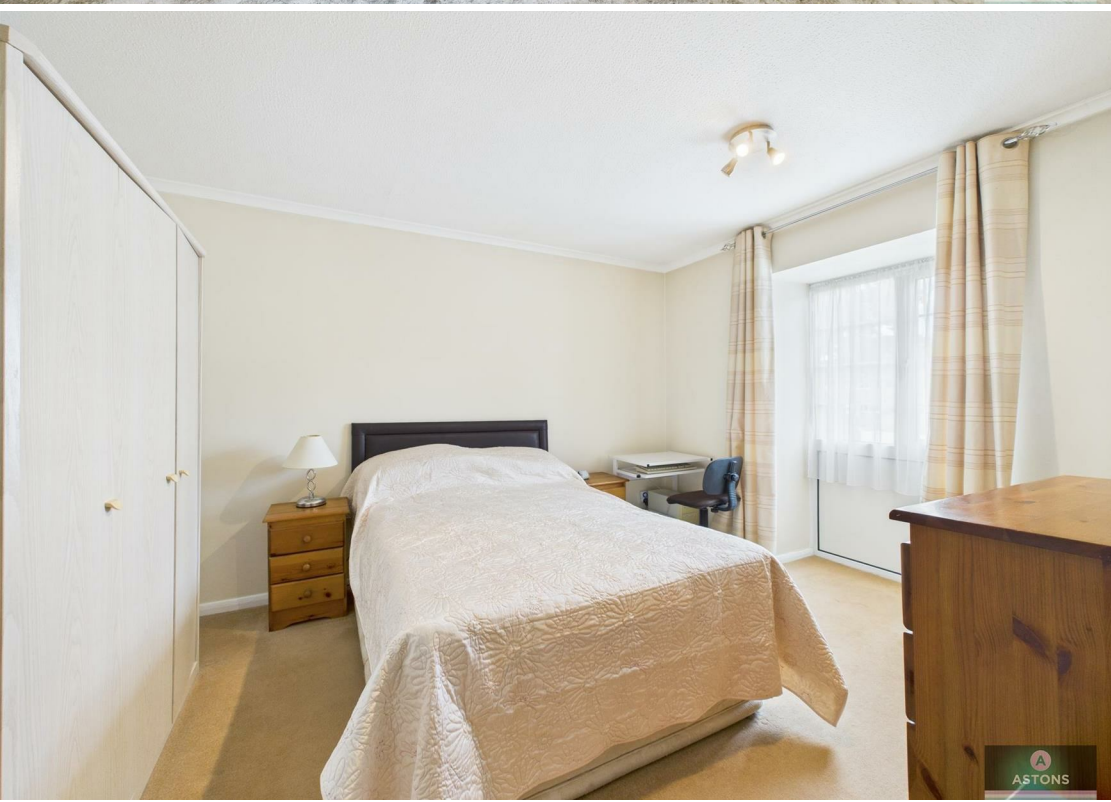
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.

