



Ditchling Hill
Southgate West, West Sussex RH11 8QJ

£405,000

Astons are delighted to offer this well presented and extended four bedroom house to the market. The property offers a perfect blend of comfort and style, with four bedrooms and extended downstairs accommodation, this property is ideal for families or those seeking extra space for guests or a home office.

The house benefits from a refitted open plan kitchen/dining room which is ideal for family life and entertaining. There is also a spacious living room and cloakroom on the ground floor along with the additional room, which could be an office or playroom.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the vibrant community of Crawley. Whether you are a first-time buyer or looking for your next home, this house presents a wonderful opportunity to create a lovely home in a sought-after area.

Do not miss the chance to view this charming property, where comfort and convenience come together beautifully.



Hallway

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

Kitchen/Dining Room

Range of refitted base and eye level units with work surfaces over and tiled splash backs, inset one and a half bowl sink unit with a mixer tap and drainer, space for a cooker, American style fridge/freezer, dishwasher and washing machine, two larger cupboards, wood effect flooring, double glazed windows to the front and rear, feature vertical radiator.

Lounge

Double glazed window to the front, radiator, fireplace, double doors to:

Office/Playroom

Double glazed patio doors to the garden, double glazed window and two further double glazed velux windows, radiator, recessed down lighters.

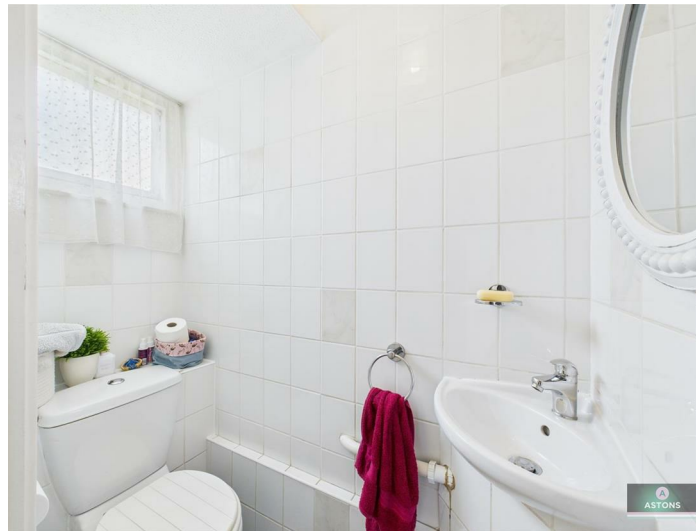


Rear Lobby

Part double glazed door to the garden, wood effect flooring, two large storage cupboards, door to:

Downstairs Cloakroom

White suite comprising a wc and hand basin, obscured double glazed window, wood effect flooring, tiled walls.



Landing

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

Bedroom One

Double glazed window to the front, radiator, built in wardrobe.

Bedroom Two

Double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the front, radiator.



Bedroom Four

Double glazed window to the rear, built in wardrobe, radiator.



Bathroom

White suite comprising avP-shaped bath with a mixer tap and separate shower unit over with glass screen, pedestal hand basin with a mixer tap, tiled walls, obscured double glazed window.



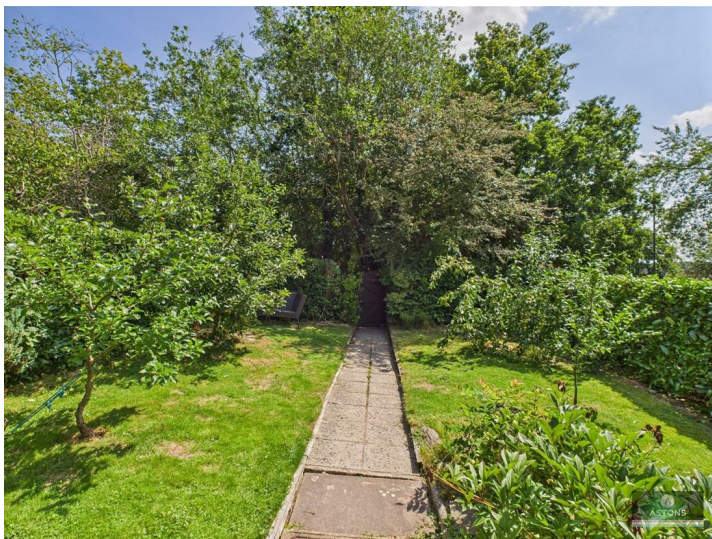


Separate WC

White suite comprising a wc and hand basin with a mixer tap, tiled splash backs, radiator, obscured double glazed window.

To The Front

Gated access with a path to the front door with lawned areas to either side interspersed with fruit trees, small patio seating area adjacent to the house, fenced borders.



Rear Garden

Lawned area with steps leading to the rear patio terraced seating area, fence enclosed borders, personal door to the garage, rear access gate.



Garage

Located to the rear of the property and comprises an up and over door, power and light, personal door to the garden.

Anti Money Laundering

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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.

