



Trafalgar Gardens
Pound Hill, West Sussex RH10 7SR

£185,000

Trafalgar Gardens, Pound Hill, West Sussex RH10 7SR

Nestled in the desirable area of Pound Hill, Trafalgar Gardens presents an exceptional opportunity to acquire a charming top-floor one bedroom flat within a secure gated development. This delightful property features one well-proportioned bedroom, making it an ideal choice for individuals or couples seeking a comfortable living space. This top-floor flat at Trafalgar Gardens is a wonderful opportunity for those looking to invest in a comfortable and secure home in a sought-after location. One of the standout features of this flat is its prime location. Situated within close proximity to a Three Bridges train station. This makes it an excellent choice for professionals or anyone who values accessibility to transport links. This property is offered to the market with no onward chain.

Entrance Hallway

Phone entry systems, storage cupboards, doors to;

Lounge/Dining room

Juliet balcony with PVC double glazed doors, electric radiators, leading to;

Kitchen

Fitted with a range of floor and eye level units, stainless steel sink with drainer and mixer tap, cooker, electric stainless steel hob with tiled splash back and stainless steel extractor hood, space and plumbing for washing machine, space and power for fridge/freezer, double glazed window, vinyl flooring.

Bedroom

Built in wardrobe, double glazed window.

Bathroom

White suite comprising of w/c, panel enclosed bath with shower attachment and shower curtain, pedestal hand basin with mixer tap and tiled splash back, heated towel rail, part tiled walls, wood laminate flooring, extractor fan.

Parking

The flat comes with one allocated parking space and additional visitor bays.

Service Disclaimer

'All services/appliances have not and will not be tested'

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.

Disclaimer

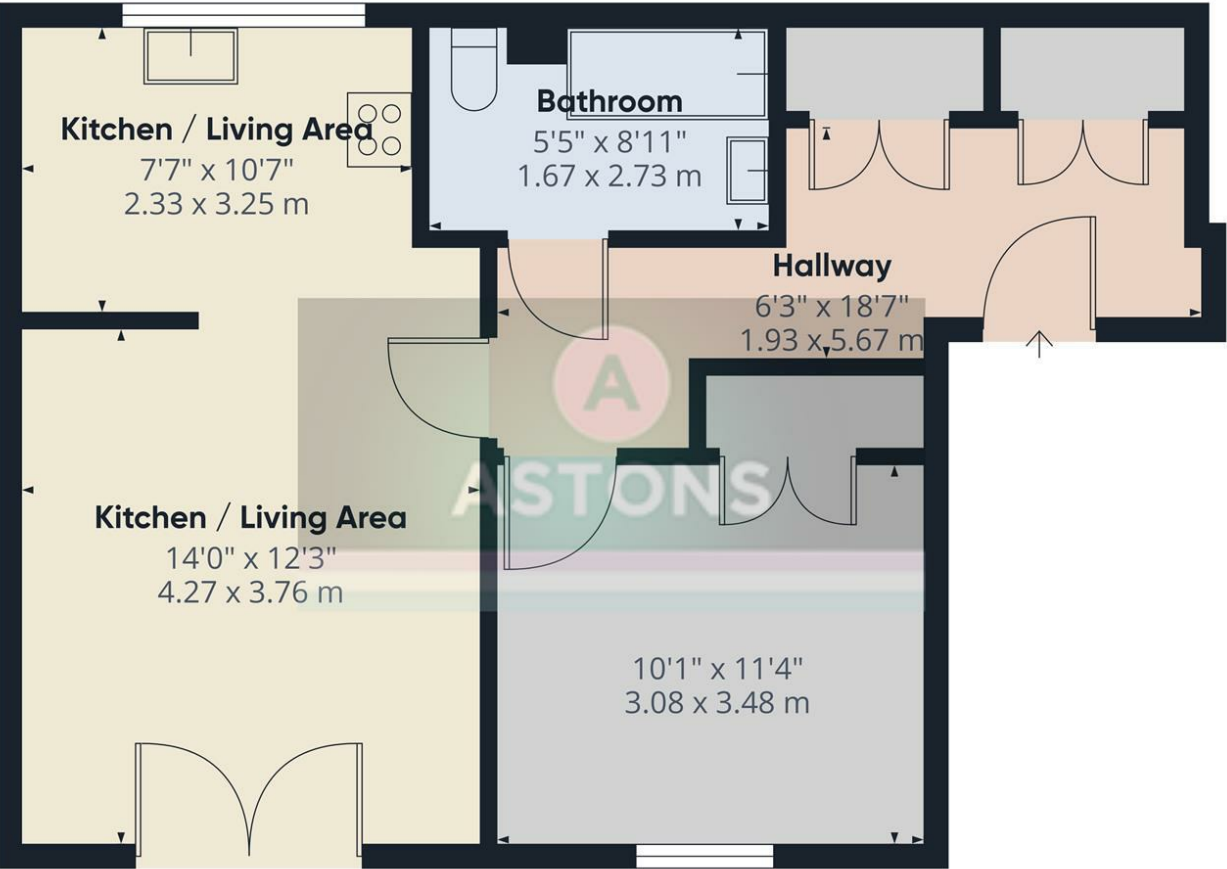
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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.





Approximate total area⁽¹⁾
567 ft²
52.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

