



Beachy Road
Broadfield, RH11 9HW

£299,950

Astons are pleased to offer this three bedroom house to the market. The property requires updating and currently benefits from an additional downstairs shower room, living room/studio with kitchenette, three bedrooms on the first floor and family bathroom.

Outside the property has front and rear gardens and parking to the rear. In the rear garden there is a wooden lodge with living area, kitchenette and shower room.

The property is located within the Broadfield area, close to local shops and the Fastway bus route.

The property is being offered with no onward chain.



Hallway

Front door, radiator, wood effect flooring, thermostat, double glazed door to the lobby, stairs to the first floor, doors to:

Downstairs Cloakroom

Suite comprising a wc and hand basin with tiled splashbacks, radiator, obscured double glazed window.

Shower Room

Shower cubicle with a mixer shower unit, pedestal hand basin with mixer tap, radiator, part tiled walls, obscured double glazed window.

Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, built in oven and induction hob over and extractor fan above, space for a fridge/freezer and washing machine, breakfast bar, double glazed window to the front.

Lounge/Studio Room

Double glazed window to the rear, two radiators, kitchenette to one corner with a stainless steel sink with a mixer tap and drainer and units below, built in oven, wall units.

Lobby

Obscured double glazed door to the garden, door to a large storage cupboard with light.

Landing

Large storage cupboard with a gas fired boiler, access to the loft space, airing cupboard, doors to:

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

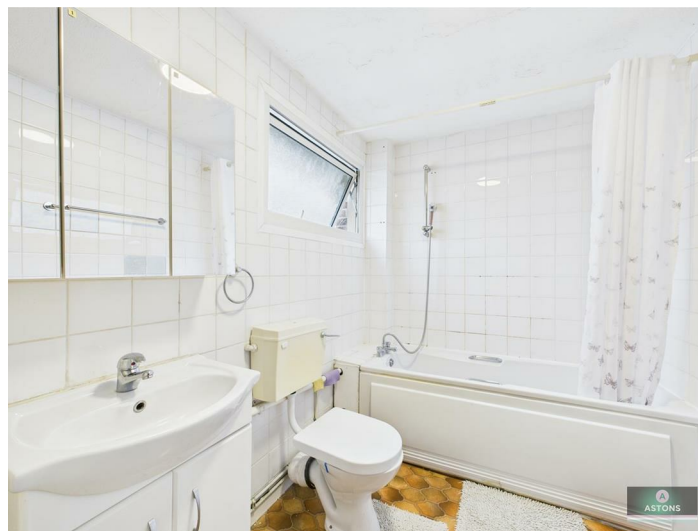
Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap and units below, wc, radiator, part tiled walls, obscured double glazed window.



To The Front

Path to the front door with an artificial lawn area to the side, fence border.

Rear Garden

The garden is mainly paved with fence enclosed borders and has a rear access gate leading to the parking area. There are a couple of wooden sheds and a wooden cabin to the rear.

Wooden Cabin

With glazed double doors to the front, living area, kitchenette with a stainless steel sink with a mixer tap and drainer, integrated oven, wood effect flooring. Shower room with shower cubicle, hand basin with a mixer tap, saniflow wc.



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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1021 ft²
95 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	