



Medway Road
Gossops Green, West Sussex RH11 8LA
£375,000

Astons are pleased to offer this delightful terraced house on Medway Road to the market. The property is well presented and offers a perfect blend of comfort and convenience with three well-proportioned bedrooms and a spacious reception room, providing ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house further benefits from a four piece white bathroom suite, gas radiator heating, living room with a bay window and a living flame gas fire. Outside the property has a driveway to the front with parking for two cars and to the rear there is an attractive garden with paved seating areas, lawn and fence enclosed borders.

Gossops Green is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity to create a warm and welcoming home in a sought-after location. Don't miss the chance to make this charming house your own.



Hallway

Obscured double glazed front door with double glazed windows to either side, radiator, under stairs storage area with space for a fridge/freezer, coving, stairs to the first floor, door to:

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 stainless steel oven with a gas hob over and extractor fan above, space for a washing machine and dishwasher, two double glazed windows to the rear, coving.



Dining Room

Double glazed French casement doors to the garden, tiled floor, coving, radiator, open through to:

Living Room

Double glazed bay window to the front aspect, feature living flame gas fire with a period style surround, radiator, tiled floor, coving.

Landing

Access to the loft space which also houses the gas fired boiler, airing cupboard, doors to:

Bedroom One

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



Bedroom Two

Double glazed window to the rear aspect, radiator.

Bedroom Three

Double glazed window to the front, radiator.



Bathroom

White suite comprising a panel enclosed bath with a period

style mixer tap and shower attachment, pedestal hand basin with a mixer tap, corner shower cubicle with a period style mixer shower unit with a fixed rainfall head and separate hand held head, wc, tiled walls, heated towel rail, obscured double glazed window.



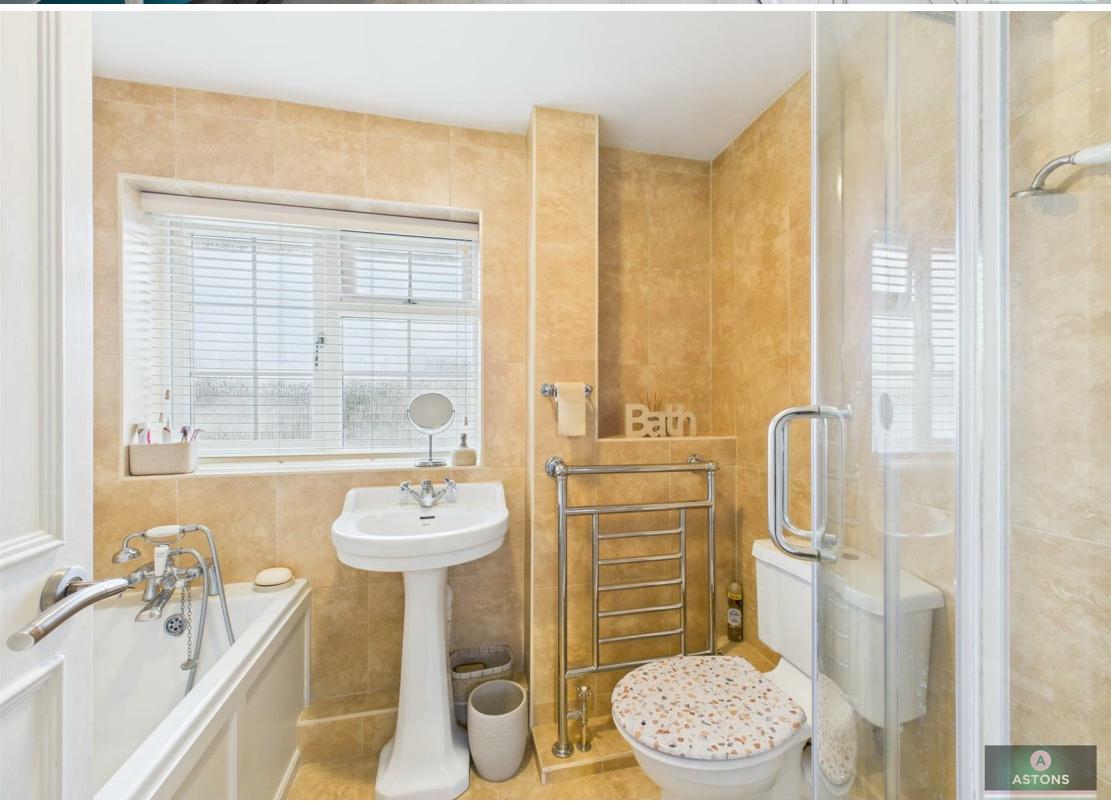
To The Front

Driveway to the front with parking for two cars, garden area to the side, step up to the front door with a storm porch over.

Rear Garden

The garden is attractively laid out and comprises a paved patio seating area adjacent to the house which leads to a lawned area with a central path, plant and shrub borders, raised walled divide with rear patio seating area, two sheds, fence enclosed borders.







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.



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient – lower running costs	Current	Potential
(92-100) A	Current	Potential
(81-91) B	Current	Potential
(69-80) C	Current	Potential
(55-68) D	Current	Potential
(39-54) E	Current	Potential
(21-38) F	Current	Potential
(1-20) G	Current	Potential
Not energy efficient – higher running costs	Current	Potential

EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

EU Directive 2002/91/EC

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