



Sissinghurst Close
Pound Hill, West Sussex RH10 7FY

Offers In Excess Of £400,000

Astons are delighted to offer this well presented and adapted three bedroom detached house situated in Pound Hill. The accommodation now includes an entrance hall, downstairs cloakroom, lounge through to separate dining/room, refitted kitchen/breakfast room, study, three bedrooms, and white bathroom suite. The property benefits from Upvc double glazing, gas heating to radiators, fully re-landscaped rear garden with gated side access, and drive for at least two/three cars. Energy Rating D

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Entrance Hall

Replacement front door, wood effect laminate flooring, replacement single radiator, stairs to first floor landing, under-stair storage cupboard, doors to

Downstairs Cloakroom



White close coupled w.c, wash hand basin with pedestal, part tiled walls, Upvc double glazed window, replacement single radiator

Lounge

16'3 x 10'9 maximum (4.95m x 3.28m maximum)



Wood effect laminate flooring, two Upvc double glazed windows, replacement double radiator, coving, arch through to

Dining Room

9'5 x 7'10 (2.87m x 2.39m)



Wood effect laminate flooring, replacement single radiator, double glazed sliding patio doors to rear garden, pair of doors to

Refitted Kitchen/Breakfast Room

16'4 x 11'5 (4.98m x 3.48m)



Refitted with a range of units at base and eye level, solid wood work surfaces, breakfast bar, 1 1/2 bowl single drainer sink, range oven with extractor hood, space and plumbing for washing machine, integrated dishwasher, space and plumbing for American style fridge/freezer, cupboard housing replacement wall mounted gas fired combi-boiler (2019), Upvc double glazed window, Upvc double glazed door to rear garden, replacement double radiator, door to

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Study

8'11 x 7'6 (2.72m x 2.29m)



Recessed down-lights, replacement single radiator, coving, access to loft space

First Floor Landing

Upvcc double glazed window, access to loft space, airing cupboard, replacement single radiator, doors to

Bedroom One

12'4 x 10'5 (3.76m x 3.18m)



Fitted wardrobes, replacement single radiator, two Upvc double glazed windows

Bedroom Two

10'5 x 9'9 (3.18m x 2.97m)



Upvc double glazed window, replacement single radiator

Bedroom Three

9'5 x 6'10 (2.87m x 2.08m)



Upvc double glazed window, replacement single radiator

Bathroom



White suite comprising panel enclosed bath with separate shower, close coupled w.c, wash hand basin in vanity unit, part tiled walls, heated chrome towel rail, Upvc double glazed window, tiled floor

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To the Front



Drive for at least two cars, gated side access to rear garden

Storage

Up and over door to storage area, with power and light

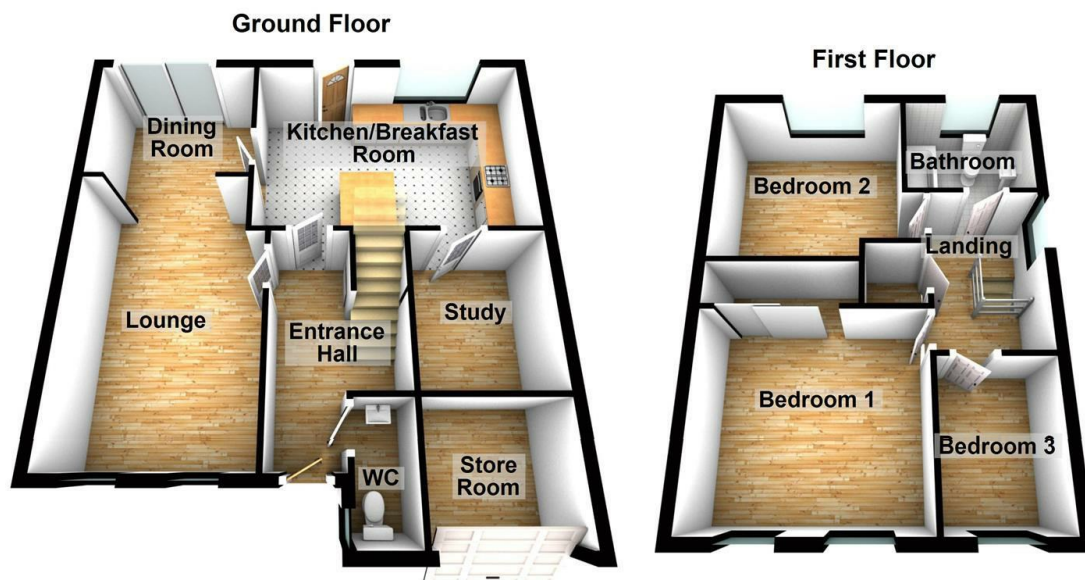
To the Rear



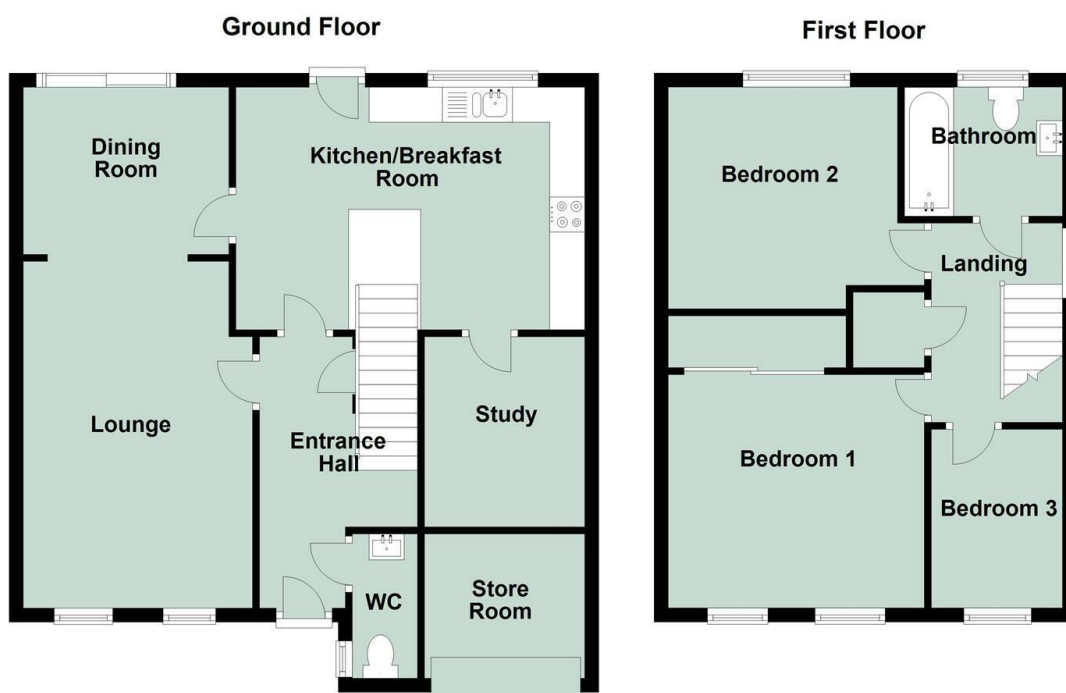
Fully enclosed by replacement timber fencing, patio to side leading to newly laid decking area, steps down to artificial lawn, raised beds

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.




Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.



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| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 66 | |
| (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 | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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