



ASTONS



The Birches
Three Bridges, West Sussex RH10 1RU

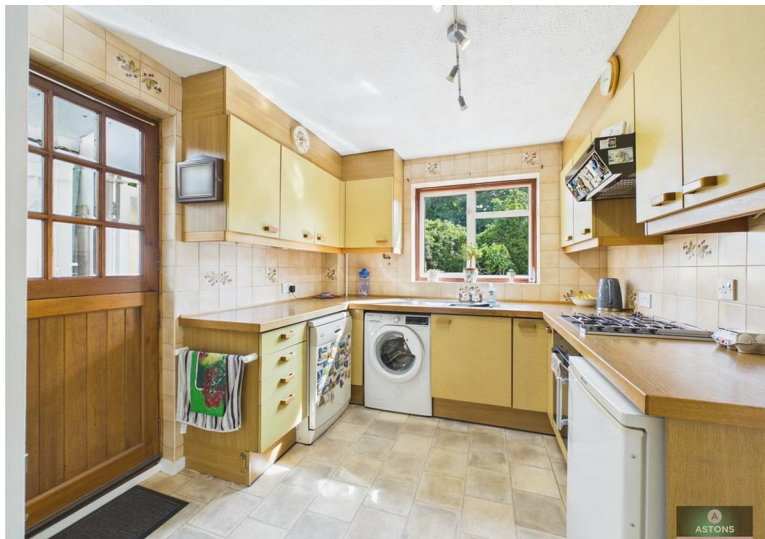
£375,000

Astons are pleased to offer this three bedroom semi-detached house to the market. The property is ideally situated within the popular Three Bridges area of Crawley close to the mainline train station with services to London and Brighton. The house has been well cared for over the years by the current owners and now presents an excellent opportunity for families and individuals alike to modernise and put their own mark on it.

The home features three comfortable bedrooms, two reception rooms, gas radiator heating and double glazed windows. Outside the garden to the rear is a good size and attractively laid out, enjoying a good degree of seclusion.

The Birches is a lovely neighbourhood and is close to convenient amenities. Residents will appreciate the proximity to local shops, schools, and parks, making it an ideal location for family living.

This property offers a wonderful chance to create a warm and welcoming home in a sought-after area. Whether you are looking to settle down or invest, this semi-detached house is certainly worth considering.



Enclosed Porch

Double glazed windows to three sides, double glazed front door, door to:

Hallway

Double glazed window to the side, radiator, under stairs cupboard, stairs to the first floor, doors to:

Lounge

Double glazed window to the front, radiator, door to:

Dining Room

Double glazed patio doors to the garden, radiator, thermostat, 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 oven with a hob over and extractor hood above, space for a washing machine and fridge/freezer, radiator, unit housing the gas fired boiler, double glazed window to the rear, stable door to the covered side way.

Landing

Obscured double glazed window, airing cupboard, access to the loft space, doors to:

Bedroom One

Double glazed window to the front, radiator.



Bedroom Two

Double glazed window to the rear, radiator, fitted wardrobes and drawers to one wall.



Bedroom Three

Double glazed to the front, radiator, over stairs cupboard.



Shower Room

Large shower cubicle with a mixer shower unit, hand basin with a mixer tap and vanity unit below, radiator, obscured double glazed window, tiled walls.



Separate WC

With a wc, obscured double glazed window.

To The Front

Dwarf walled boundary with gated access, path to the front door, lawned areas to either side, door to the covered side way leading to the rear.

Rear Garden

The garden is an attractive feature of the house and is landscaped with a paved patio area adjacent to the house, lawned area with plant and shrub borders, covered side way with brick built storage shed.





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.

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

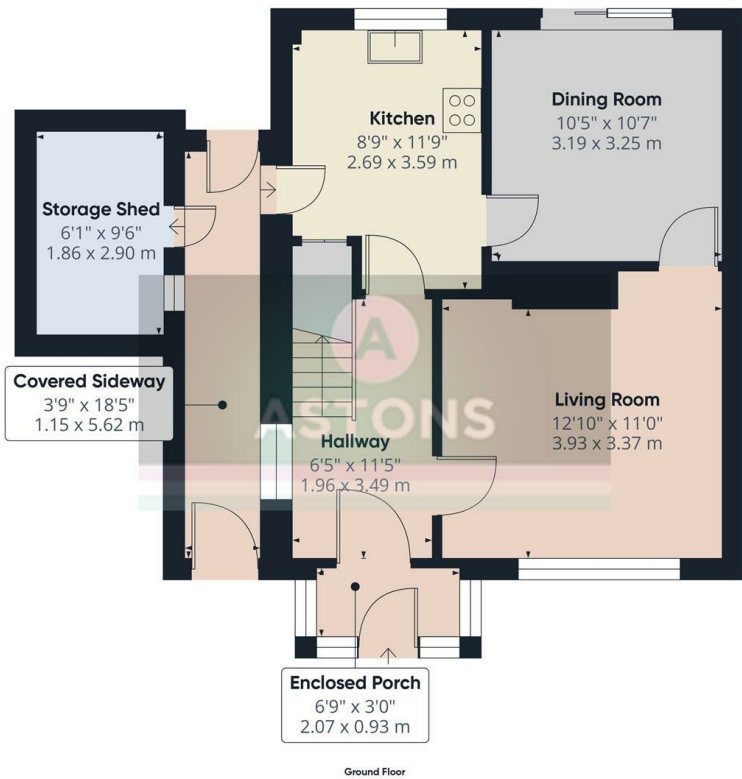
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

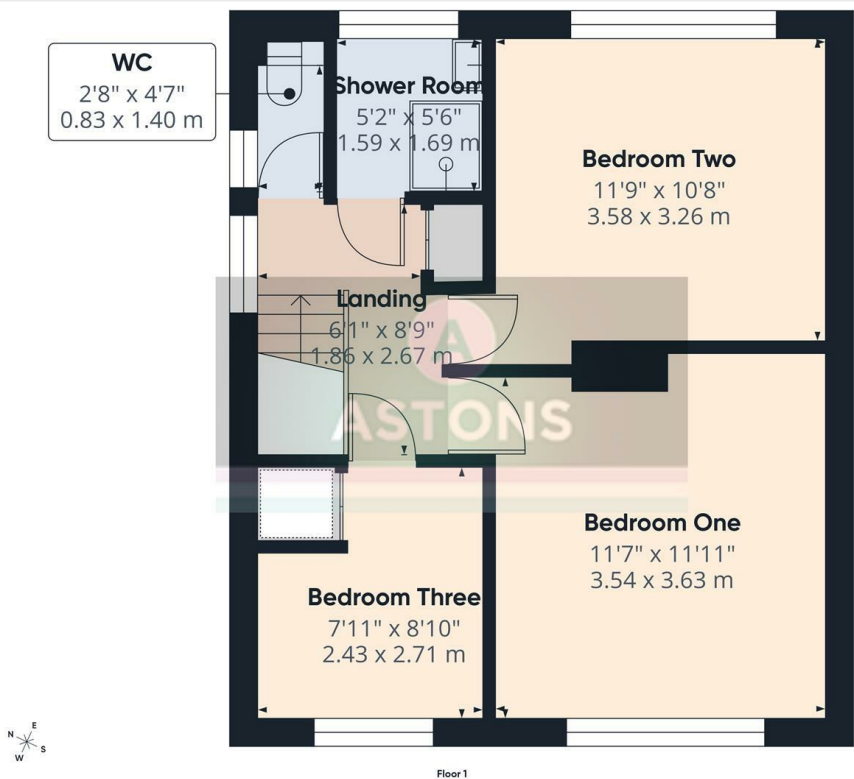


Approximate total area⁽¹⁾
593 ft²
55.1 m²

(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.

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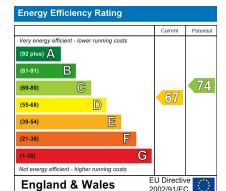
Approximate total area⁽¹⁾
427 ft²
39.8 m²

(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.

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