



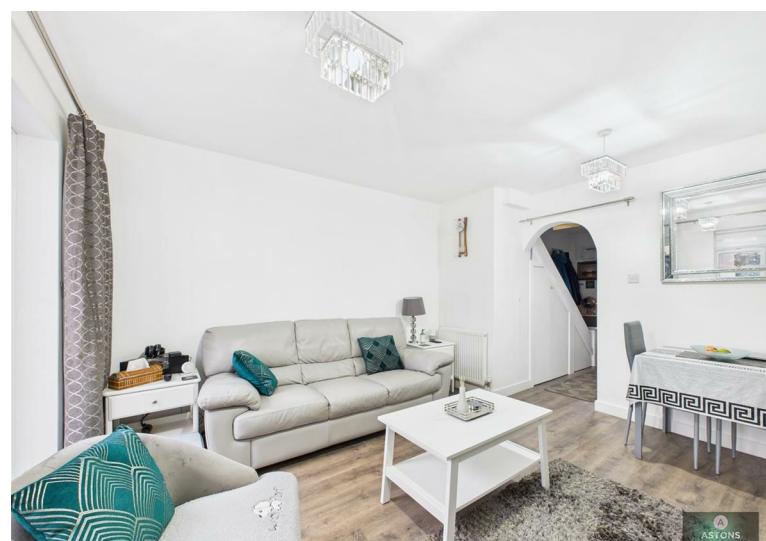
Oakapple Close
Broadfield, West Sussex RH11 9QN

Offers In Excess Of £300,000

Astons are delighted to offer this very well presented two bedroom home to the market. This delightful terraced house has been greatly improved by the current owner and now presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house further benefits from a refitted kitchen with quartz work surfaces, a refitted bathroom suite, a garden room, gas radiator heating and a replacement front door. The property also has an allocated parking space in the parking area to the front.

The property is situated close to transport links including the M23 motorway and Fastway bus services. With its appealing layout and functional design, this terraced house is not only a wonderful place to live but also a fantastic investment opportunity.

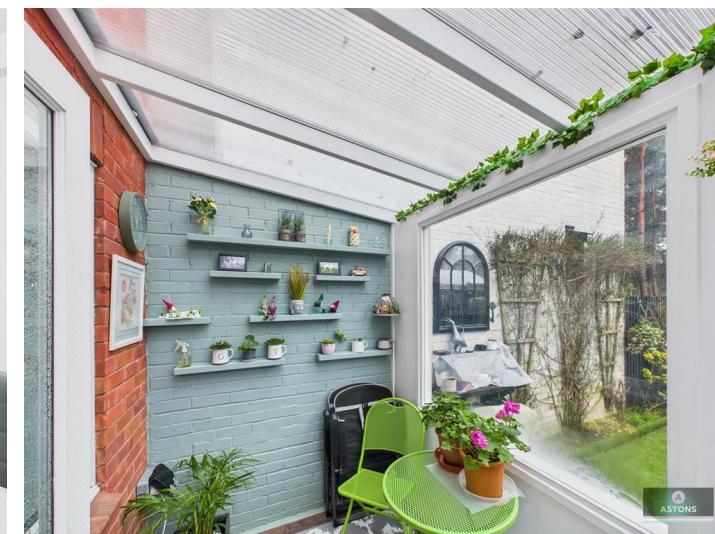


Hallway

Replacement part double glazed front door, bespoke fitted under stairs storage cupboards, stairs to the first floor, doors to:

Kitchen

Refitted base and eye level units with quartz work surfaces over and splash backs, inset stainless steel sink with a mixer tap and drainer, built in stainless steel Neff oven with a Neff induction hob over and extractor hood above, integrated fridge/freezer, space for a washing machine, double glazed window to the front, tiled floor.



Landing

Access to the loft space via a pull down ladder which also houses the gas fired boiler, doors to:

Bedroom One

Two double glazed windows to the rear, radiator.

Bedroom Two

Two double glazed windows to the front, radiator.

Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a vanity unit below, wc with a concealed cistern, tiled splash backs, part panelled walls, heated towel rail, obscured double glazed window, extractor fan, tiled floor.

Garden Room

Glazed to two sides, door to the garden, power sockets.

Living/Dining Room

Double glazed window and door to the garden, wood effect flooring, two radiators.

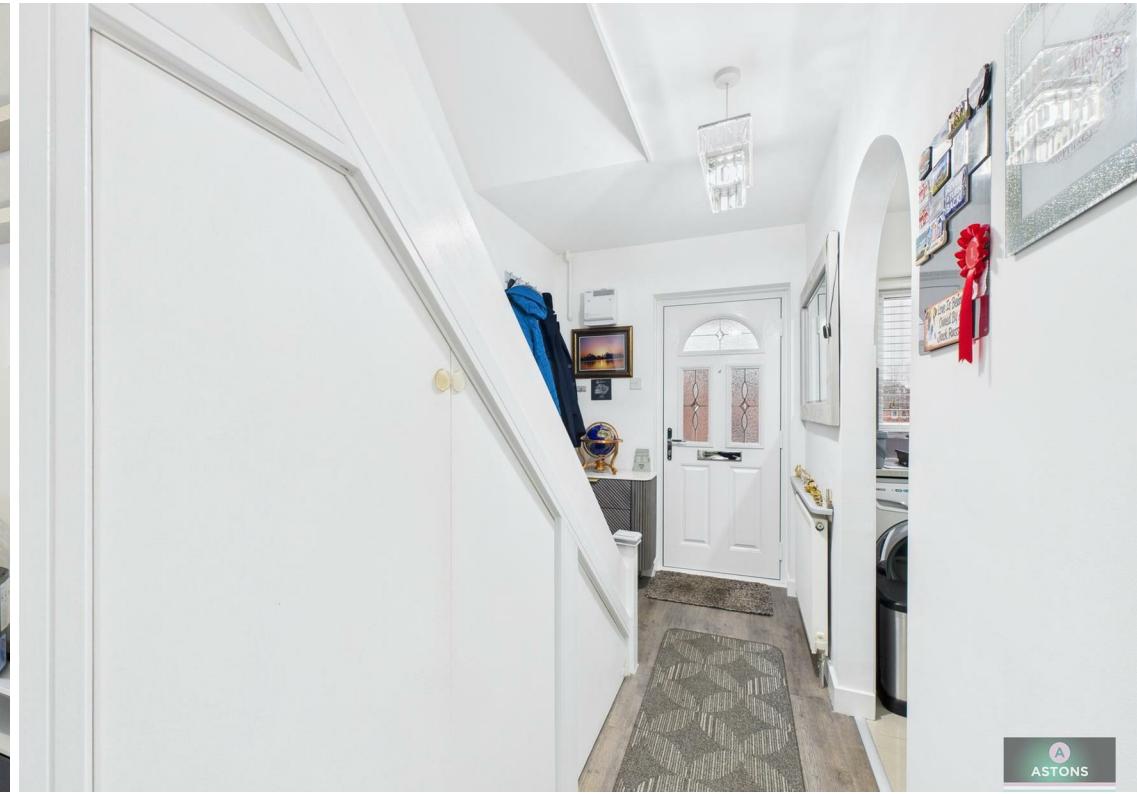
Rear Garden

Paved patio area adjacent to the house leading to an artificial lawned area with plant and shrub borders.



To The Front

Path to the front door with storm porch over and cupboard to the side which houses the meters and provides storage.



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