



Broomdashers Road  
Three Bridges, West Sussex RH10 1PP

**Guide Price £375,000**

\*\*\* Guide price £375,000- £385,000 \*\*\*

Located in the desirable area of Three Bridges, this delightful terraced house offers a perfect blend of comfort and space. The house is well presented throughout, with neutral décor and replacement internal doors which add a quality feel, and offers spacious accommodation.

The property benefits from a large conservatory to the rear, three further reception rooms including an office, replacement gas fired boiler installed in 2024, replacement double glazed windows and door to the front and three good sized bedrooms.

The house is situated in a friendly neighbourhood, making it an ideal choice for families or those seeking a community atmosphere. With local amenities, schools, and parks within easy reach, you will find everything you need just a stone's throw away.

This terraced house on Broomdashers Road presents an excellent opportunity for those looking to make a home in a vibrant area. The property is being offered with no onward chain so do not miss the chance to view this lovely home.



### Hallway

Part double glazed front door with obscured double glazed window to the side, under stairs cupboard, wood effect flooring, radiator, stairs to the first floor, doors to:



### Living Room

Double glazed window to the front, fireplace with a mantel surround, (not operational), wood effect flooring, open to:

### Dining Room

Double glazed French casement doors to the conservatory, radiator, wood effect flooring.

### Conservatory

Double glazed windows to two sides, double glazed French casement doors to the garden, tiled floor, radiator, ceiling fan.

### Kitchen

Range of base and eye level panel fronted units with work surfaces over and tiled splashbacks, inset one and a half bowl stainless steel sink with a mixer tap and drainer, built in eye level stainless steel double oven, inset hob with a stainless steel extractor hood above, space for a fridge/freezer and washing machine, integrated dishwasher, replacement gas fired boiler installed in May 2024 and has a 10 year guarantee from this date, recessed down lighters,

double glazed windows to the rear, double glazed door to the garden.

### Landing

Access to the part boarded loft space, airing cupboard, further storage cupboard, doors to:

### Bedroom One

Double glazed window to the front, radiator.

### Bedroom Two

Double glazed window to the front, radiator.

### Bedroom Three

Double glazed window to the rear, radiator.



### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate Mira shower unit, hand basin with a mixer tap with a vanity unit below, heated towel rail, tiled walls, obscured double glazed window.



### W.C.

White wc, obscured double glazed window.



### To The Front

Gated access with a path to the front door with lawned areas to either side, hedge borders.



### Rear Garden

Decked seating area adjacent to the house leading to a lawned area with fence enclosed borders, wooden shed and paved area to the rear.

### Anti Money Laundering

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### Disclaimer

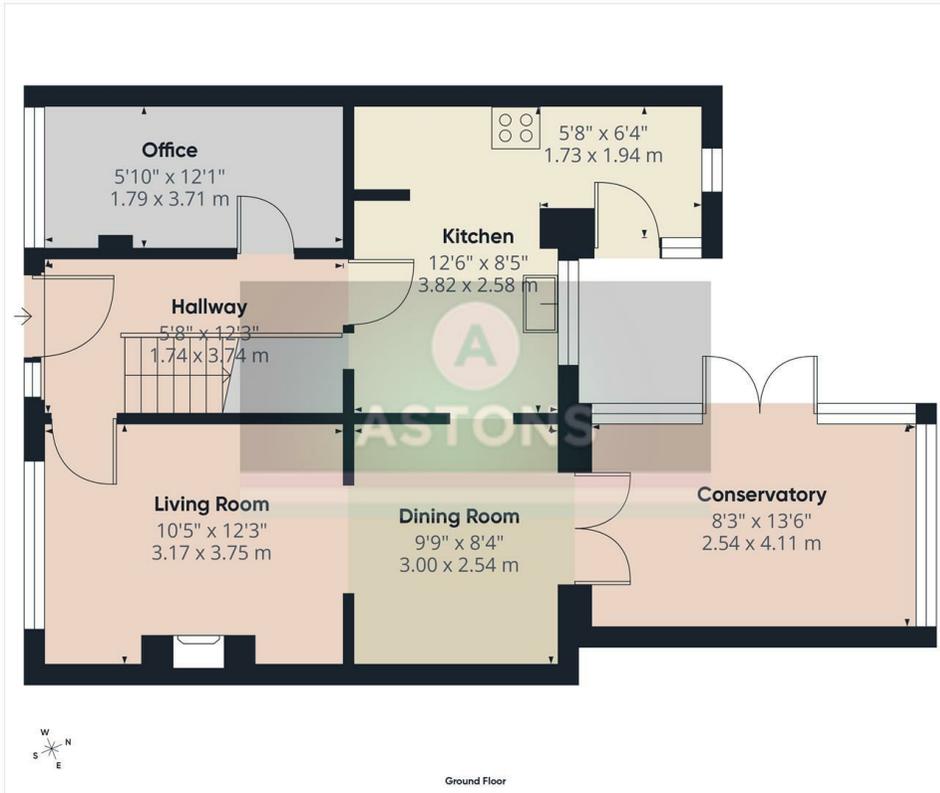
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

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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.



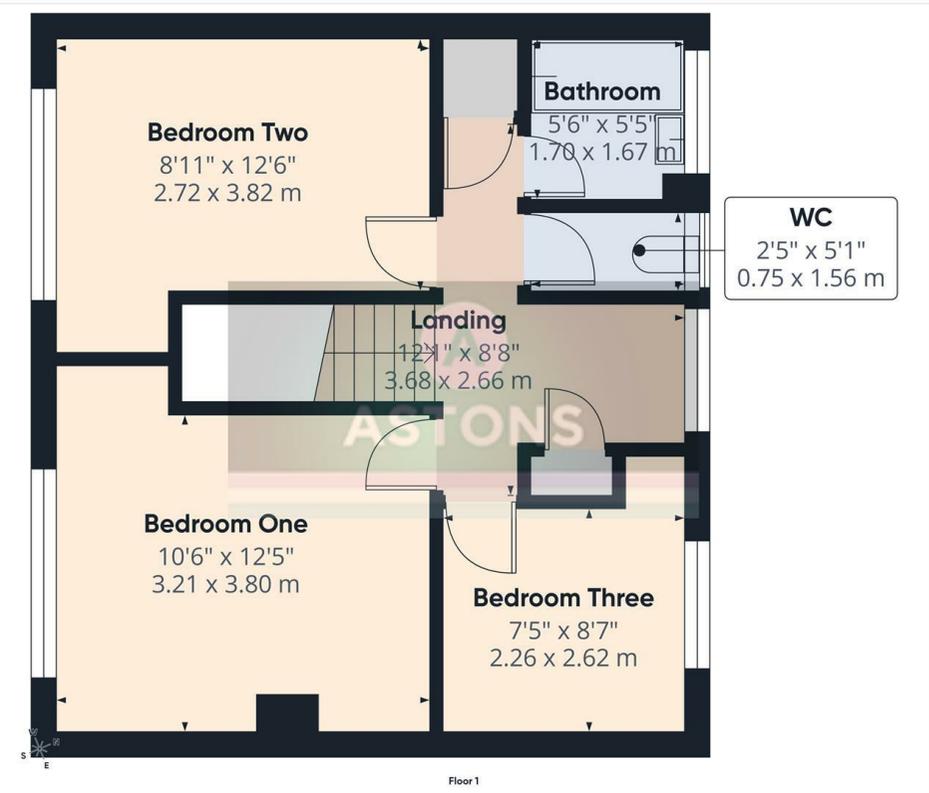
**ASTONS**

Approximate total area<sup>(1)</sup>  
615 ft<sup>2</sup>  
57.1 m<sup>2</sup>

(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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**ASTONS**

Approximate total area<sup>(1)</sup>  
437 ft<sup>2</sup>  
40.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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