



Coxcomb Walk  
Bewbush, West Sussex RH11 8BA

**£260,000**

## Coxcomb Walk, Bewbush, West Sussex RH11 8BA

Astons are pleased to offer this three bedroom house to the market. The property is situated on the Bewbush/Gossops Green borders and requires updating and renovation. The house benefits from gas radiator heating, spacious accommodation, double glazed windows and front and rear gardens.

A big benefit of the house is the garage located to the rear of the property providing parking for one car and the ability to park across the garage for an extra space.

The property overlooks a small stream and wooded copse to the front and is located close to the parade of shops and amenities in Gossops Green and transport links including the Fastway bus route. The house is being offered with no onward chain.

### Entrance Porch

PVC front door of obscured double glazed glass, tiled flooring, door to;

### Entrance Hall

Tiled flooring, radiator, coving, stairs to first floor landing, door to;

### Downstairs w/c

Suite comprising of w/c, hand basin, extractor fan, obscured single glazed window to porch, tiled walls, tiled flooring, radiator.

### Kitchen

Fitted with a range of floor and eye level units, butchers sink with mixer tap, space for large range oven with extractor fan, space and plumbing for washing machine and dishwasher, space for fridge freezer, double glazed window to front aspect, tiled flooring, coving, door to;

### Lounge/Diner

Double glazed sliding door to garden, radiator, wood laminate flooring, coving.

### Utility

Double glazed sliding door to garden, wood laminate flooring, radiator, coving.

### Landing

Airing cupboard housing boiler, radiator, coving, doors to;

### Bedroom One

Double glazed window to front aspect, wood flooring, radiator, coving.

### Bedroom Two

Double glazed window to rear aspect, wood flooring, radiator, coving.

### Bedroom Three

Double glazed window to rear aspect, wood laminate flooring, radiator, coving.

### Bathroom

White suite comprising of w/c, hand basin with mixer tap and under counter storage, panel enclosed bath with electric shower and shower curtain, obscured double glazed window to front aspect, tiled walls, tiled flooring, radiator.

### To The Front

Dwarf wall boundary with gated access and path to the front door, garden area to either side.

### Rear Garden

Fence enclosed garden with artificial lawn, rear access and garage to the rear.

### Garage

Located to the rear of the property, up and over door.

### 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.

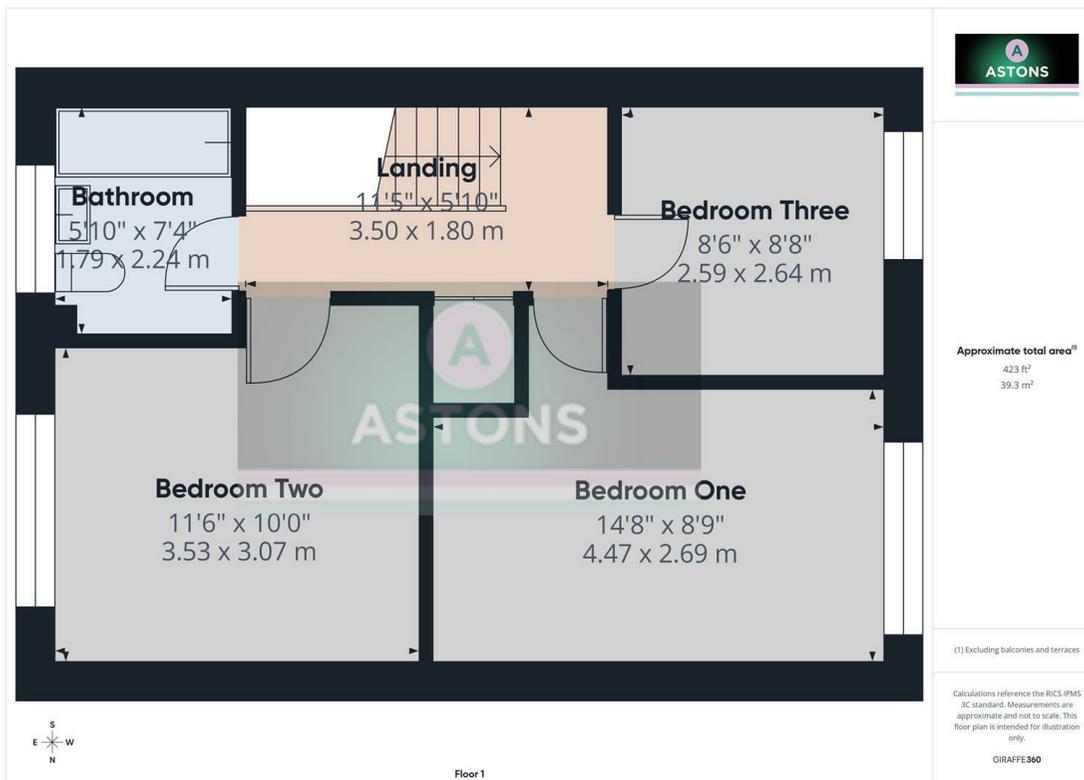
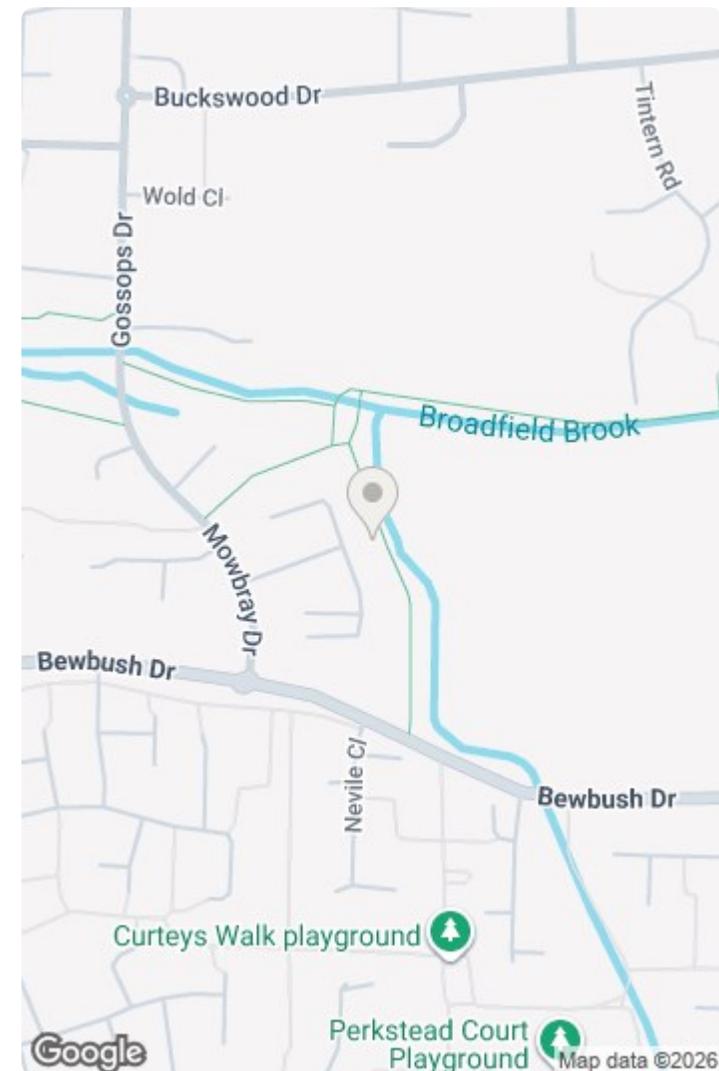
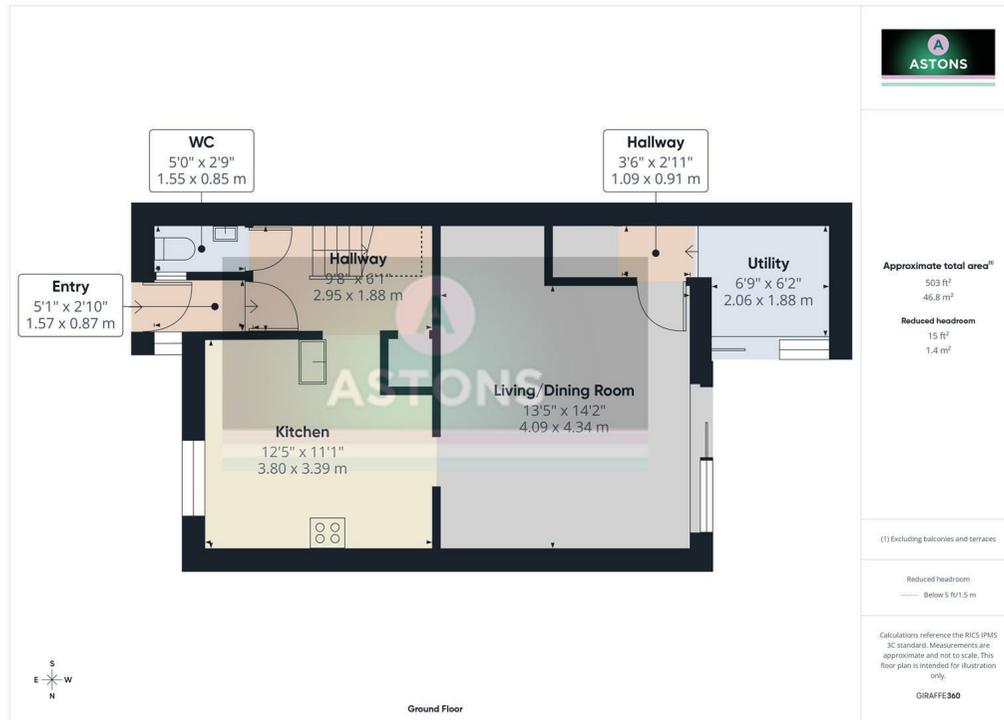
### Disclaimer

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	Current	Target	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Target
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

