



ASTONS



St. Catherines Road
Pound Hill, West Sussex RH10 3TB

£475,000

Astons are pleased to offer to the market this four bedroom detached family house which is situated in a cul de sac within the popular Pound Hill area. The property is neutrally decorated throughout and benefits from it's A - rated energy performance, which is attributed to the solar panels with battery storage, modern boiler and extensive insulation. This means any owner will enjoy the benefit of low energy bills and a low cost house to run.

The house further benefits from a spacious living/dining room, a downstairs cloakroom, air conditioning to the principle rooms, double glazed windows and gas radiator heating. Outside the property has a a driveway to the front with parking for two cars which leads to the garage. To the rear there is an enclosed garden with a large, insulated garden office/workshop which is ideal for anyone working from home or has a hobby which requires separate, detached space.

The home is perfectly positioned being surrounded by local amenities, well regarded schools for all ages and excellent transport links. The property is being offered to the market with no onward chain.



Halfway

Upvc front door, obscured double glazed window, wood flooring, under stairs cupboard, radiator, gas fired boiler, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc and pedestal hand basin with tiled splash backs, radiator, obscured double glazed window.

Lounge/Dining Room

Double glazed bow window to the front, double glazed patio doors to the garden, two radiators, coving, wood flooring, airing conditioning unit, thermostat.

Kitchen

Range of base and eye level unit with work surfaces over and tiled splashbacks, inset sink with a mixer tap and drainer, five ring gas hob with a stainless steel extractor hood above, built in double eye level oven, under the counter fridge, radiator, double glazed window to the rear, double glazed door to the garden, wood flooring.

Landing

Double glazed window to the side, access to the loft space via a pull down ladder, doors to:

Bedroom One

Double glazed window to the front, radiator, built in wardrobes to one wall with mirror fronted doors, air conditioning unit.

Bedroom Two

Double glazed window to the rear, radiator, air conditioning unit.



Bedroom Three

Double glazed window to the front, radiator, this includes the airing cupboard with hot water cylinder and power-shower pump with solar diverter to the immersion heater.



Bedroom Four

Double glazed window to the rear, radiator.



Bathroom

White suite comprising a corner panel enclosed bath with a mixer tap with a mixer shower unit over, pedestal hand basin, wc and bidet, radiator, tiled walls, obscured double glazed window, extractor fan.

To The Front

Gravelled driveway with parking for two to three cars which leads to the front door and garage.

Garage

With double swing doors to the front, personal door to the garden, power and light, double glazed window to the rear, three 5 kwh batteries to one side which are powered by the solar panels on the roof.

Rear Garden

The Garden has a westerly aspect and comprises a paved patio area adjacent to the house, side access gate to the front, lawned area to the rear, fence enclosed borders, access to the garden office/workshop.

Garden Office/Workshop

A fully insulated room with two windows to the side, power and light.



Solar Panels

The property comes with a fully paid solar panel system with fitted roof panels to both sides of the roof. The panels charge a 15 kwh battery set up located in the garage.

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.

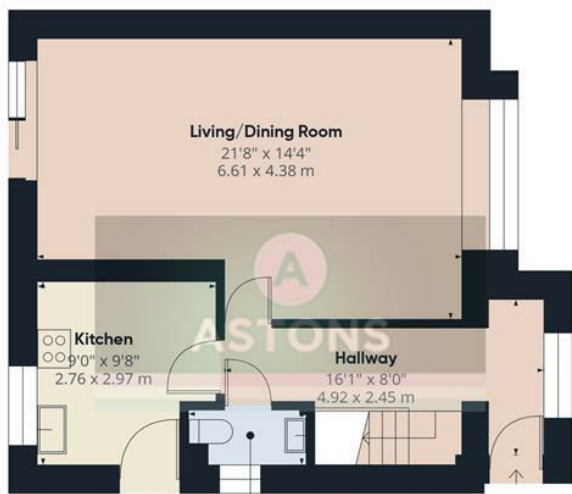
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



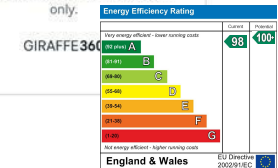
Ground Floor Building 3



Approximate total area^m
1376 ft²
127.9 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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