



Mount Close
Pound Hill, West Sussex RH10 7EF

Offers In Excess Of £600,000

Nestled in the tranquil sought after area of Mount Close, Pound Hill, this charming detached bungalow offers a great opportunity for those looking to make their mark on a property in a superb location. The property requires modernisation throughout with considerable scope to extend into the loft space, (subject to planning), as others have done in the close.

The property currently offers extended accommodation to the rear and side providing a spacious living/dining room, ideal for relaxing and entertaining and an additional bedroom.

Set in a good sized, secluded plot, the gardens are a particular feature of the property offering further scope to extend and currently providing a mature "park-like" feel. The property benefits from a peaceful neighbourhood while still being within easy reach of local amenities, schools, and transport links. Whether you are looking to downsize or seeking a family home, this bungalow presents an excellent opportunity to create the property you require.

Do not miss the chance to make this lovely bungalow your new home.



Hallway

Solid wood front door, radiator, coving, double glazed leaded light window, cupboard, access to the loft space via a ladder, large cupboard with a double glazed leaded light window, doors to:

Cloakroom

Wc and hand basin with tiled splashbacks, radiator, obscured double glazed window.

Living/Dining Room

Double glazed windows to the three sides, two radiators, fireplace, bar, double glazed patio doors to the garden.

Kitchen

Range of base and eye level units, stainless steel sink with a mixer tap and drainer, space for an oven, washing machine and fridge/freezer, radiator, double glazed leaded light window to the front and side, extractor fan.

Bedroom One

Double glazed leaded light window to the front and side aspect, radiator, coving.

Bedroom Two

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



Bedroom Three

Double glazed window to the rear, radiator, fitted unit with lights.

Bathroom

Suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin, wc, part tiled walls, radiator, obscured double glazed window.



To The Front

The property is approached via a driveway which leads to the garage, to the side there is a circular block paved area with plat and shrub insets and borders, path to the front door and side access.



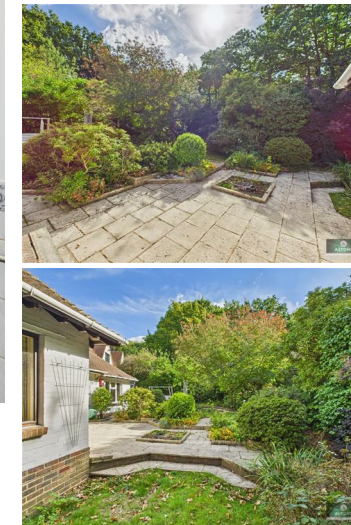
Detached Garage

With roll over door, power and light, personal door to the side.

Rear Garden

The overall plot is a good size with the property centrally positioned

within it. The rear garden is mature and comprises a large paved patio terrace adjacent to the house with the rest of the garden being lawned interspersed with plants and shrubs, fence enclosed, side access gate to the front.



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. 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

Approximate total area⁽¹⁾
1337 ft²
124.2 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

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