



ASTONS



Nurserylands  
Gossops Green, West Sussex RH11 8RH

£450,000

Astons are delighted to offer this extended four bedroom semi-detached house to the market. The property is located in the sought-after area of Gossops Green, close to Ifield train station making it ideal for anyone commuting to London. This property benefits from a recent loft conversion which offers a stunning main bedroom suite comprising a large bedroom with a Juliet balcony, built in wardrobes and an en-suite shower room.

On the ground floor there is a kitchen/dining room at the rear, separate lounge and on the first floor there are three further bedrooms and a family bathroom. Outside there is a large garden to the rear and a driveway and garage to the side.



### Hallway

Replacement front door, coving, stairs to the first floor, cupboard, door to:

### Living Room

Double glazed window to the front, radiator, coving, feature fireplace with electric fire and wooden surround, wood effect flooring, under stairs cupboard.

### Kitchen/Dining Room

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, built in stainless steel oven with a four ring gas hob over and stainless steel back plate and stainless steel extractor hood above, space for a fridge/freezer, washing machine, tumble dryer and dishwasher, vertical radiator, double glazed french casement doors to the garden, double glazed window to the rear, wood effect flooring.

### Landing

Radiator, coving, stairs to the second floor, doors to:

### Bedroom Two

Double glazed window to the rear, radiator.

### Bedroom Three

Double glazed window to the front, radiator, coving, built in cupboard.

### Bedroom Four

Double glazed window to the front, radiator.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachments, hand basin with a waterfall style mixer tap, wc, part tiled walls, heated towel rail, obscured double glazed window, recessed down lighters, shaver point.

### Second Floor Landing

Double glazed window to the rear, door to:

### Bedroom One

Doubles glazed French casement doors to the Juliet balcony, two double glazed velux windows, eaves storage cupboards, built in wardrobes, recessed down lighters, door to:

### En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit with a fixed rainfall and hand held head, hand basin with a mixer tap and unit below, wc, part tiled walls, heated towel rail, double glazed velux window, shaver point, extractor fan, recessed down lighters.

### To The Front

Driveway with tandem parking for two to three cars which leads to the garage. Lawned area to the side.

### Rear Garden

The garden is a good size and comprises a paved patio terrace adjacent to the house with gated side access and path to the garage. There are steps up to a large lawned area with fence enclosed borders, path to the rear.

### Garage

With an up and over door, power and light, personal door to the garden.

### Anti Money Laundering

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### Disclaimer

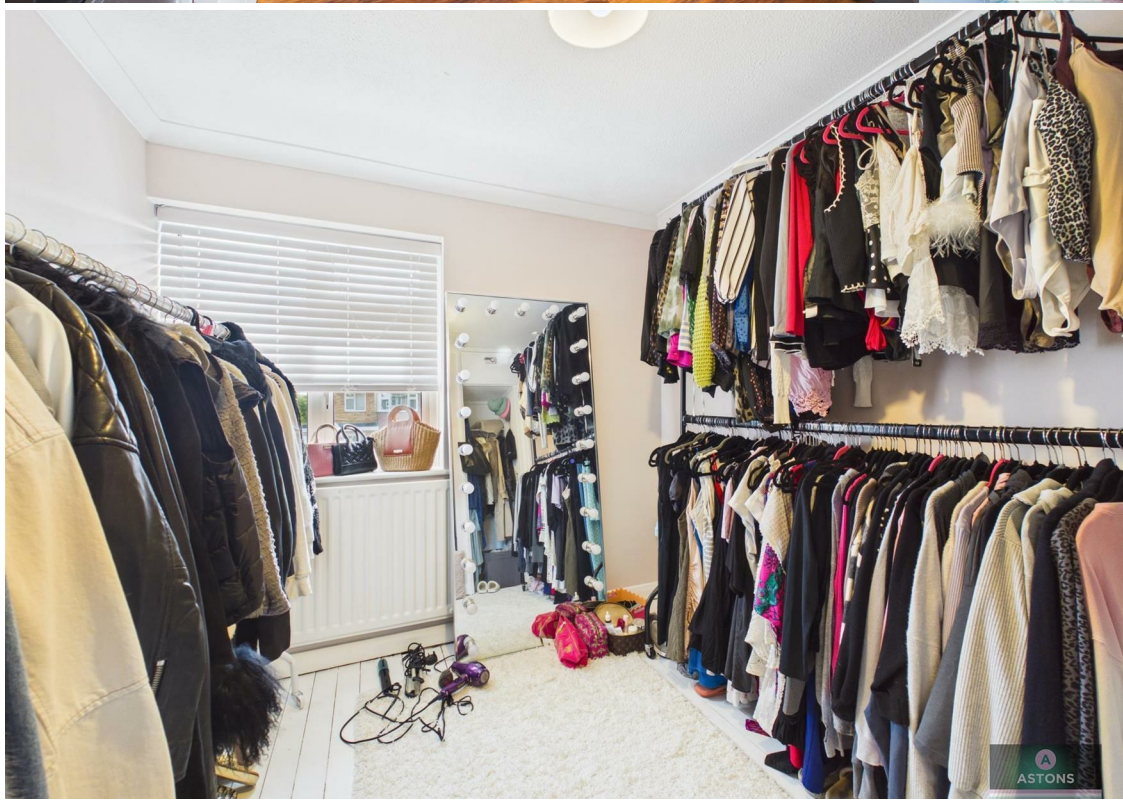
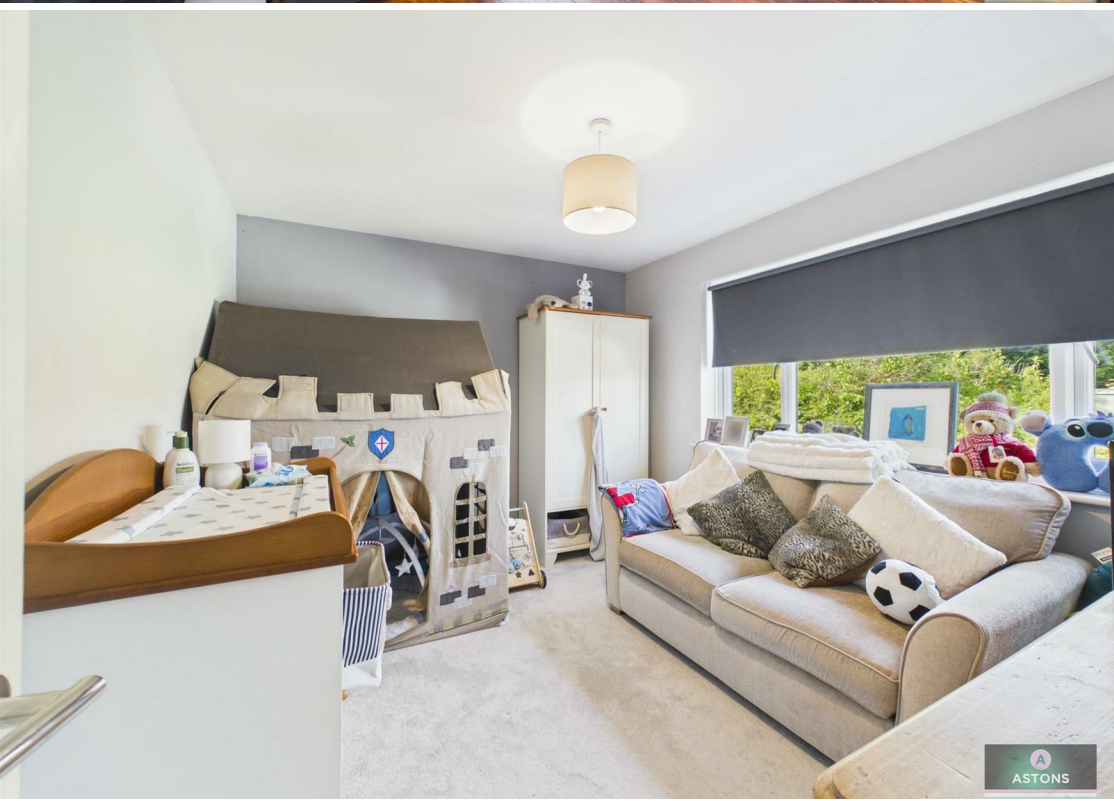
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Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the

prevailing rate

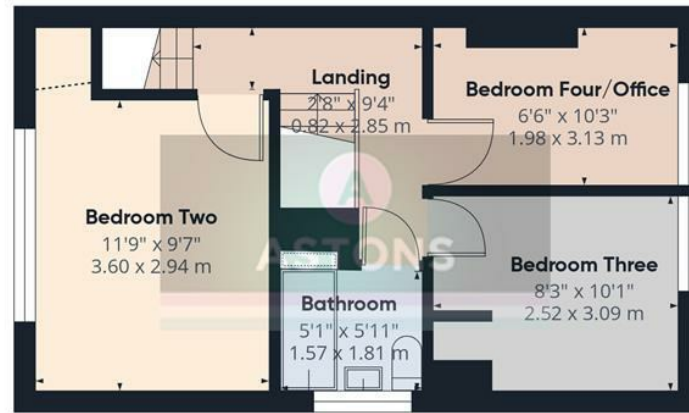
Conveyancing - Lewis & Dick £200 per transaction  
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



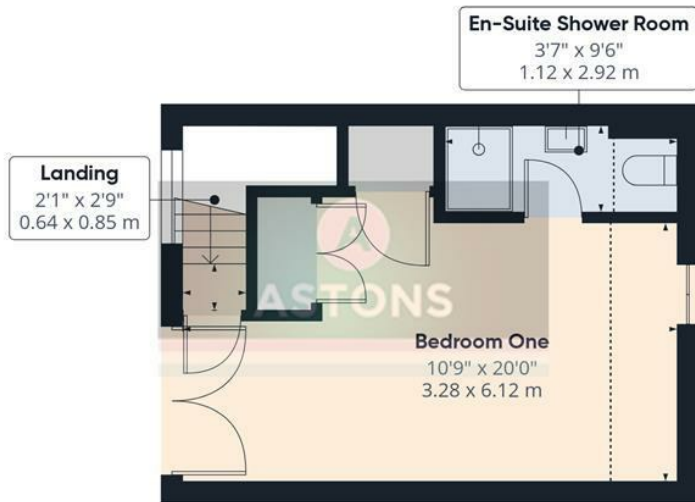




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1189 ft<sup>2</sup>  
110.4 m<sup>2</sup>

Reduced headroom

42 ft<sup>2</sup>  
3.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - high running costs	F		
Worst energy efficiency - highest running costs	G		

England & Wales EU Directive 2002/91/EC

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