



Payne Close
Pound Hill, West Sussex RH10 3UN

Offers In The Region Of £299,950

Astons are pleased to offer to the market this very well presented three bedroom house which is ideally situated in a cul de sac over looking a small green, within the popular Pound Hill area of Crawley. The property benefits from a refitted kitchen/dining room, a refitted white bathroom suite with feature tiling, uPVC double glazed windows, a fully enclosed south facing garden with a rear access gate leading to the parking space for one car and the garage. Energy rating D (61).

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Lounge

16'8 x 10'11 widening to 12'9 (5.08m x 3.33m widening to 3.89m)



Double glazed window to the front aspect, radiator, under-stairs cupboard, coats cupboard, stairs to the first floor, door to:

Kitchen/Dining Room

14'3 x 10'3 (4.34m x 3.12m)



Refitted range of base and eye level panel fronted units with solid work surfaces over, under unit lighting and tiled splashbacks, inset one and a half bowl sink with a mixer tap and drainer, space for a range style cooker with an extractor fan over and glass splashback, integrated fridge/freezer and washing machine, radiator, laminate flooring, double glazed window to the rear aspect, double glazed door to the garden, space for a dining table and chairs.

Landing

Access to the part boarded loft space via a pull down ladder, airing cupboard housing a "Worcester" gas fired boiler, doors to:

Bedroom One

12'4 x 8'10 (3.76m x 2.69m)



Double glazed window to the rear aspect, radiator, fitted wardrobes.

Bedroom Two

12'7 x 6'11 (3.84m x 2.11m)



Double glazed window to the front aspect, radiator.

Bedroom Three

7'6 x 7'0 (2.29m x 2.13m)

Double glazed window to the front aspect, radiator, cupboard.

Refitted Bathroom



A luxury refitted white suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit over with a fixed rainfall head and a hand held head, feature circular hand basin with a waterfall style mixer tap, W.C. with a concealed cistern, heated towel rail, tiled walls with feature mosaic sections, double glazed obscure window, cupboard with sensor lighting, recessed lights.

To The Front



Path to front door with wooden bin store to the side and a gravelled area. The property overlooks the green to the front.

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Rear Garden



Paved patio area adjacent to the house with a stepping stone path to the rear, external tap and power point, the rest of the garden is laid to lawn with fence enclosed borders, decked seating terrace to the rear, gate leading to parking space and personal door to:

Garage and Parking



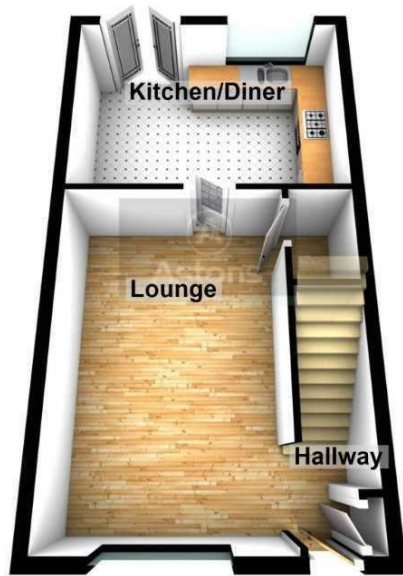
With an up and over door. Parking space to the side for one car.

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.



Ground Floor

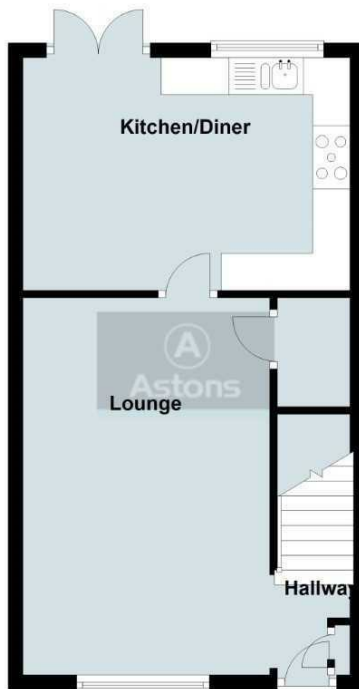


First Floor

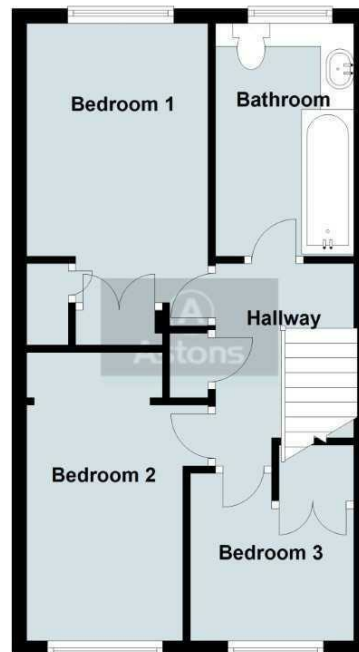


Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

Ground Floor



First Floor



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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