



**Matthey Place**  
**Pound Hill, Sussex RH10 3XA**  
**£249,950**

Astons are delighted to offer to the market this well presented two bedroom end of terrace house. The property is situated in a cul de sac within the popular Pound Hill area, close to a local convenience store and bus links. The house has been adapted and extended and now offers two reception rooms, a refitted kitchen, a storage room/garage, driveway with parking for two cars and an enclosed rear garden. To the rear of the houses there is also a communal garden which is shared with the other residents of Matthey Place.



# Matthey Place, Pound Hill, Sussex RH10 3XA

## Hallway

Obscure double glazed front door, laminate flooring, cupboard, stairs to the first floor, doors to:

## Dining Room

12'0 x 7'11 (3.66m x 2.41m)



Double glazed window to the front aspect, coving.

## Lounge

13'10 x 13'0 narrowing to 7'3 (4.22m x 3.96m narrowing to 2.21m)



Double glazed french doors to the garden, electric wall mounted convector heater, downstairs cupboard, door to storage room, open to:

## Kitchen

10'6 x 5'11 (3.20m x 1.80m)



Refitted range of base and eye level units with work surfaces over and tiled splashbacks, double sink unit with a mixer tap and drainer, built in stainless steel double oven with a four ring hob over, splashback and stainless steel extractor hood above, space for a fridge/freezer and washing machine, double glazed window to the rear aspect.

## Landing

Recessed lights, access to the loft space, airing cupboard, doors to:

## Bedroom One

11'5 x 9'6 with restricted headroom to one side (3.48m x 2.90m with restricted headroom to one side)



Velux window to the front aspect, laminate flooring, built in wardrobe.

## Bedroom Two

13'3 x 7'4 narrowing to: 5'10 with restricted head (4.04m x 2.24m narrowing to: 1.78m with restricted )



Velux window to the rear aspect.

## Bathroom



White suite comprising a panel enclosed bath with a mixer shower unit over, pedestal hand basin with a mixer tap, close coupled W.C, velux window, recessed lights.

## Storage Room/Garage

13'2 x 8'7 (4.01m x 2.62m)

Double glazed window, door to the front, power and light.

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### Rear Garden



Fence enclosed with artificial lawn, rear access gate.

### To The Front



Driveway with parking for two cars to the front of the house. Storage cupboard to the side of the front door, wide door to the storage room/garage.

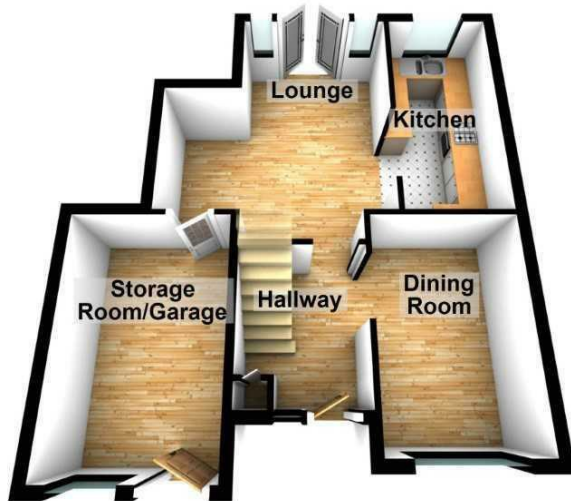
### Disclaimer

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

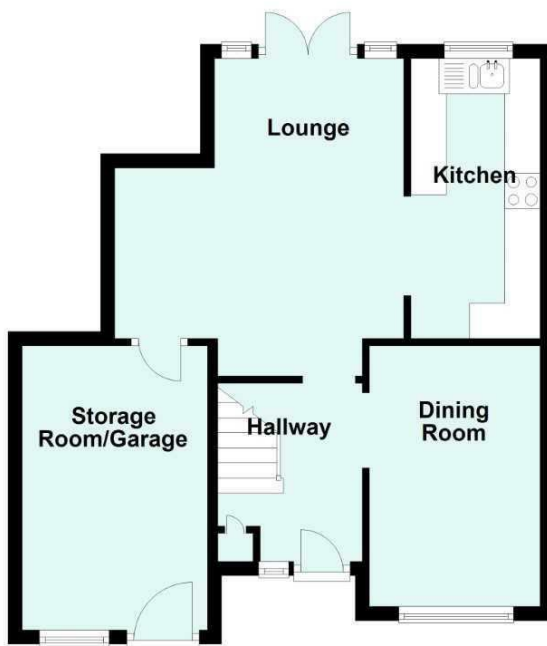


First Floor

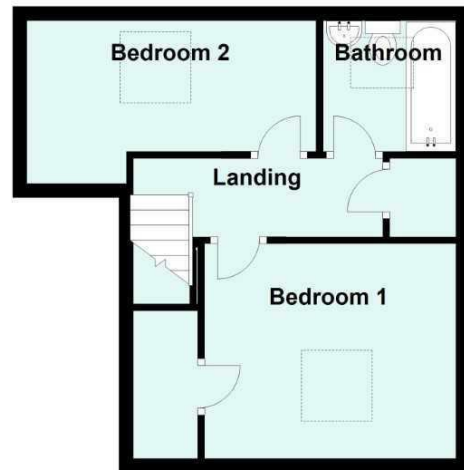


Floor Shapes and Sizes are not exact and merely an indication of layout  
Plan produced using PlanUp.

Ground Floor



First Floor



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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