



**Chaucer Road, Pound Hill  
West Sussex RH10 3AJ**

**£1,500**

An extended three double bedroom detached house \* Refitted cloakroom \* En-suite and family bathroom \* Extended downstairs accommodation \* Additional dining room \* Conservatory \* Solid oak wood flooring throughout the majority of the downstairs \* Good sized kitchen breakfast room \* Double glazing \* Gas radiator heating \* Attractive and secluded rear garden \* Driveway to the front with parking for several cars \* Garage \*  
**UNFURNISHED \***



### Entrance Porch

12'4 x 4'0 (3.76m x 1.22m)

Recently built addition to the property by the current owners to a high standard and comprises a double glazed leaded light effect windows to either side of the front door, recessed lights, large double glazed window, double glazed door to:

### Hallway

Radiator, solid oak wood flooring, coving, thermostat, large understairs cupboard offering plenty of storage, dado rail, door to:

### Downstairs Cloakroom

Refitted white suite comprising a close coupled W.C, hand basin with a mixer tap and unit below, heated towel rail, tiled walls with feature section, obscure double glazed window.

### Lounge

18'3 x 10'7 (5.56m x 3.23m)

Double glazed leaded light effect bow window to the front aspect, radiator, solid wood oak flooring, fireplace, coving, glazed double doors to:

### Dining Room

17'6 x 8'3 (5.33m x 2.51m)

Double glazed french doors to the conservatory, two double glazed windows to the side and rear aspect, solid oak wood floor, coving, two radiators.

### Conservatory

12'2 x 10'5 (3.71m x 3.18m)

Double glazed to two sides with double glazed doors to the garden, tiled floor.

### Kitchen/Breakfast Room

17'6 x 10'6 (5.33m x 3.20m)

Range of base and eye level wood panel fronted units with work surfaces over and stainless steel splashbacks, ceramic two bowl sink with a mixer tap, breakfast bar, integrated eye level oven with an integrated microwave above, inset five ring gas hob, space for an "American" style fridge/freezer, cupboard housing the gas fired boiler and hot water tank, double glazed window to the rear aspect, double glazed door to the garden, tiled floor, radiator.

### Landing

Access to the loft space, double glazed leaded light effect window to the front aspect, doors to:

### Bedroom One

13'2 x 9'9 (4.01m x 2.97m)

Double glazed window to the rear aspect, radiator, built in wardrobes to one wall, coving, door to:

### En-Suite Shower Room

Refitted white suite comprising a corner shower cubicle with a fixed drenching head and a separate hand held head, hand basin with a mixer tap and unit below, close coupled W.C, obscure double glazed window, tiled walls, recessed lights, tiled floor, tiled walls with feature section.

### Bedroom Two

10'0 x 10'0 (3.05m x 3.05m)

Double glazed window to the rear aspect, radiator, built in wardrobe.

### Bedroom Three

10'8 x 8'2 (3.25m x 2.49m)

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

### Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap and unit below, close coupled W.C, obscure double glazed window, recessed lights, tiled floor, feature tiled section.

### To The Front

The house has a good sized frontage and offers an ample sized driveway with parking for several cars with a lawned area to the side, driveway leads to:

### Garage

With an up and over door, power and light.

### Rear Garden

The garden is landscaped and offers a good degree of seclusion and comprises of a decked area adjacent to the house with a feature shrub border divide to a lawned area with fence and hedge borders, wooden shed and side access gate.

### Overall size

The overall size of the property is 1,423 square feet / 132.25 square meters

### 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.

### TENANT FEES

- Members of the property ombudsman
- Members of CMP for client money protection
- holding deposit equivalent of one week rent
- security deposit equivalent 5 weeks rent
- reservation deposit equivalent of one weeks rent

