



Hardy Close
Pound Hill, Sussex RH10 3AZ

£400,000

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Astons are delighted to offer to the market this extended "Taylor Woodrow" built three bedroom semi detached house. The property is ideally situated in a cul de sac within half a mile of Three Bridges train station, which offers mainline services to London and Brighton, local bus routes and well regarded local schools. The house has been extended to the rear, providing an additional reception room and a downstairs cloakroom, and to the front an enclosed porch has been added. The property further benefits from a driveway, garage, replacement soffits and gutters and an enclosed rear garden with side access.

Entrance Porch

Upvc front door, tiled floor, obscure double glazed window, electric heater, glazed doors to:

Hallway

Double glazed window to the side aspect, radiator, wood flooring, coving, stairs to the first floor, archway to:

Lounge

12'11 x 11'8 (3.94m x 3.56m)

Double glazed window to the front aspect, radiator, coving, archway to:

Dining Room

11'7 x 9'8 (3.53m x 2.95m)

Glazed double doors, coving, radiator.

Sitting Room

15'0 x 8'7 (4.57m x 2.62m)

Double glazed patio doors, tiled floor, radiator, obscure double glazed door to the garden.

Downstairs Cloakroom

White suite comprising a W.C, hand basin, part tiled walls, obscure double glazed window, gas fired combination boiler, tiled floor.

Kitchen

11'3 x 8'8 (3.43m x 2.64m)

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 eye level oven, inset four ring hob, space for a dishwasher, washing machine and fridge/freezer, tiled floor, double glazed window to the side aspect

Landing

Double glazed window to the side aspect, access to the loft space with a light, wood effect flooring, doors to:

Bedroom One

12'0 x 8'11 (3.66m x 2.72m)

Double glazed window to the rear aspect, radiator, built in wardrobes to one wall.

Bedroom Two

11'9 x 9'9 (3.58m x 2.97m)

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

Bedroom Three

8'9 x 8'0 (2.67m x 2.44m)

Double glazed window to the front aspect, radiator, wood effect flooring.

Bathroom

Refitted white suite comprising a panel enclosed bath with a mixer shower unit over and glass screen, hand basin with a mixer tap and vanity unit below, W.C. with a concealed cistern, storage units, radiator, obscure double glazed window, wood effect flooring, recessed down lighters, tiled walls.

To The Front

Shared driveway leading to a personal driveway and garage, crazy paved hard standing, security light.

Garage

With a swing door, power and light, personal door to the garden.

Rear Garden

Decked seating terrace adjacent to the house leading to a lawned area with raised borders. To the side there is an area of artificial lawn, fence enclosed, personal door to the garage, gate leading to the nearby bus stop, and two wooden sheds with power, security light.

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.

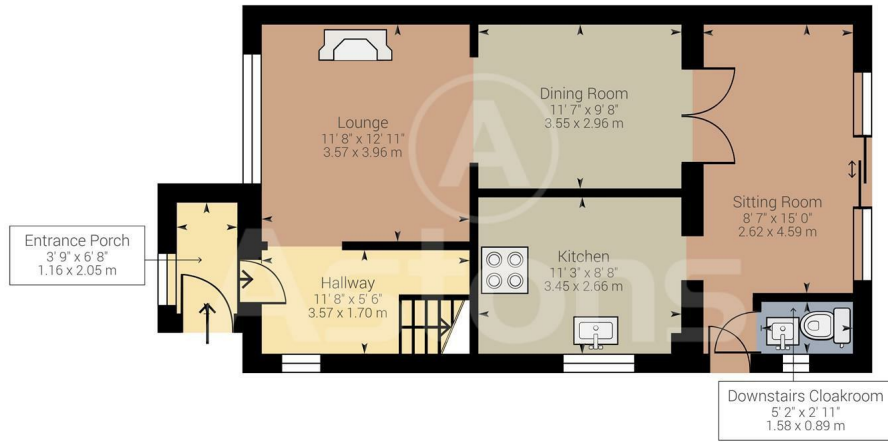
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 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.

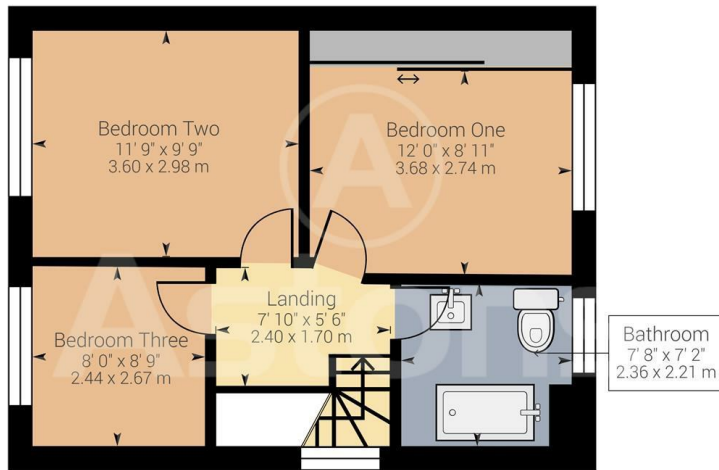
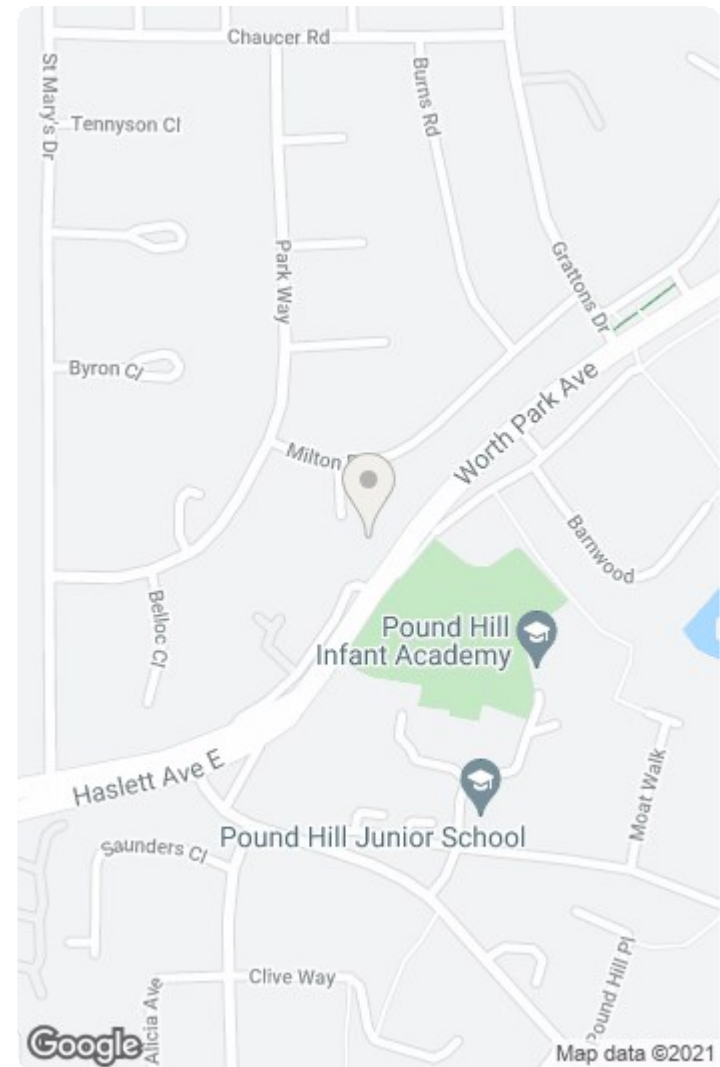




Approximate net internal area: 636.96 ft² / 59.18 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Approximate net internal area: 407.73 ft² / 37.88 m²
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions
A			A
B			B
C			C
D			D
E			E
F			F
G			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

