



Hillcrest Close  
Pound Hill, Sussex RH10 7EQ

**£375,000**

Astons are delighted to offer this well presented three bedroom semi detached house to the market. The property is located in a popular cul de sac, close to Three Bridges mainline train station, shops and well regarded schools for all ages. The house has been extensively improved by the current owners including having been rewired, cavity wall insulation, replacement gas fired boiler, a new roof and the addition of a conservatory with glass thermal roof and radiator. Further benefits include a refitted downstairs utility cloakroom, a refitted bathroom and a landscaped, westerly facing rear garden, with side access gate.



### Entrance Porch

Double glazed front door, tiled floor, obscure double glazed window, large storage cupboard with space for a freezer, open to the hallway and door to:

### Hallway

Tiled floor, period style radiator, stairs to the first floor, doors to:



### Downstairs Utility Cloakroom

White suite comprising a W.C, hand basin with tiled splash backs, space and plumbing for a washing machine and tumble dryer, obscure double glazed window.



### Kitchen

Range of base and eye level units with solid work surfaces over and tiled splash backs, breakfast bar, inset stainless steel sink with a mixer tap, integrated stainless steel double oven with four ring gas hob over and extractor hood above, space for a dishwasher and fridge, double glazed window to the front, tiled floor.



### Lounge/Dining Room

Double glazed window to the rear, double glazed bi-fold doors to the conservatory, feature fireplace (not operational), two radiators, coving.



### Conservatory

Double glazed to three sides, glass thermal roof, radiator, double glazed bi-fold doors to the garden, tiled floor.



### Landing

Double glazed window to the front, low level cupboard and further large storage cupboard, access to the loft space which also houses the gas fired boiler, doors to:



### Bedroom One

Double glazed window to the rear, radiator, fitted wardrobes to one wall.





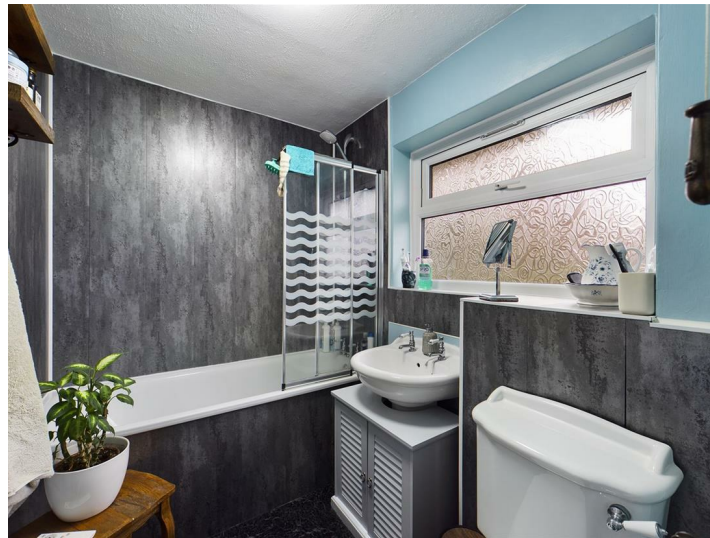
**Bedroom Two**  
Double glazed window to the rear, radiator, built in wardrobe.



**Bathroom**  
Refitted white suite comprising a panel enclosed bath with a Triton shower unit above and glass screen, hand basin with vanity unit below, W.C, heated towel rail, obscure double glazed window.



**Bedroom Three**  
Double glazed window to the front, radiator.



**To The Front**  
Gated access with a path to the front door and lawned areas to either side with plant and shrub borders, fence and hedge enclosed.

**Rear Garden**  
The garden has a westerly aspect and comprises a paved patio terrace

adjacent to the house which extends to the side where there is a side access gate leading to the front, lawned area, raised decking seating area, wooden shed, fence enclosed borders.



**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 total area<sup>(1)</sup>**  
596.33 ft<sup>2</sup>  
55.40 m<sup>2</sup>

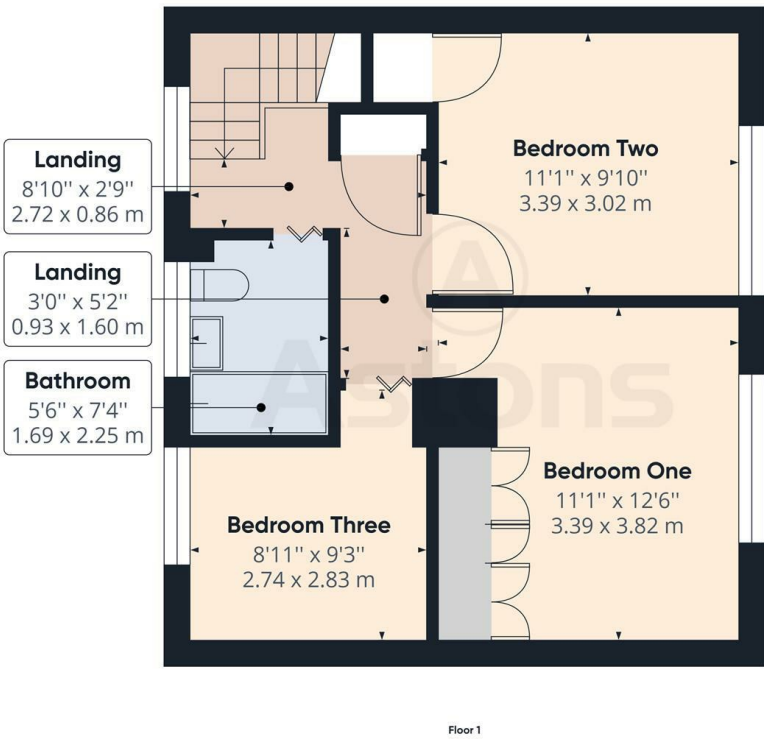
**Reduced headroom**  
15.94 ft<sup>2</sup>  
1.48 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



**Approximate total area<sup>(1)</sup>**  
403.46 ft<sup>2</sup>  
37.48 m<sup>2</sup>

(1) Excluding balconies and terraces

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**GIRAFFE 360**

