



Telham Court 8
Bewbush, West Sussex RH11 8UY

Guide Price £300,000

Telham Court, Bewbush, West Sussex RH11 8UY

*** Guide Price £300,000 - £325,000 ***

Astons are pleased to offer this three-bedroom house which is situated in a small court within the Bewbush area of Crawley. The property benefits from a downstairs cloakroom, three good sized bedrooms, gas radiator heating and double-glazed windows. Outside the property has front and rear gardens and there is communal parking in bays to the front of the house.

Entrance Porch

Double glazed front door, space for an American style fridge/freezer, open through to:

Hallway

Wood flooring, under stairs cupboard, cupboard housing gas fired boiler, double glazed door to the garden, doors to:

Downstairs Cloakroom

White suite comprising a W.C. hand basin, , tiled flooring, part tiled walls.

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, one and a half bowl stainless steel sink with a mixer tap and drainer, built in stainless steel oven with a five ring gas hob over space for a washing machine, double glazed window to the front.

Lounge/Dining Room

Double glazed patio doors to the garden, two radiators

Landing

Cupboard, airing cupboard, access to the loft space, radiator, doors to:

Bedroom One

Double glazed window to the front, radiator, built in wardrobes.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the rear, radiator, coving.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit, pedestal hand basin with a mixer tap, W.C. tiled floor, part tiled walls, obscured double glazed window, heated towel rail.

To The Front

Path to the front door with grassed area to the side.

Rear Garden

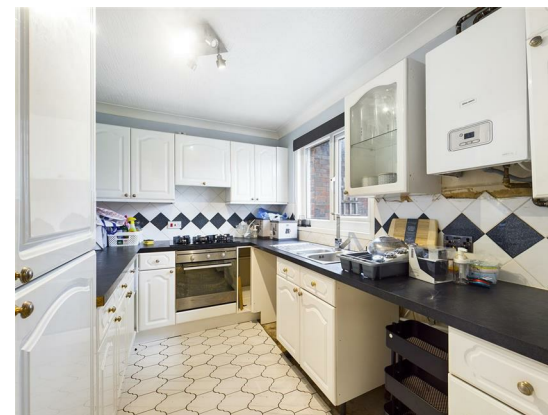
Disclaimer

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.



Entrance Porch

6'10" x 5'10"
2.10 x 1.79 m

WC

4'3" x 2'5"
1.30 x 0.76 m

Hallway

26'9" x 2'10"
8.17 x 0.87 m

Kitchen

7'6" x 11'4"
2.29 x 3.48 m

Living Room

18'10" x 11'5"
5.75 x 3.50 m

Ground Floor

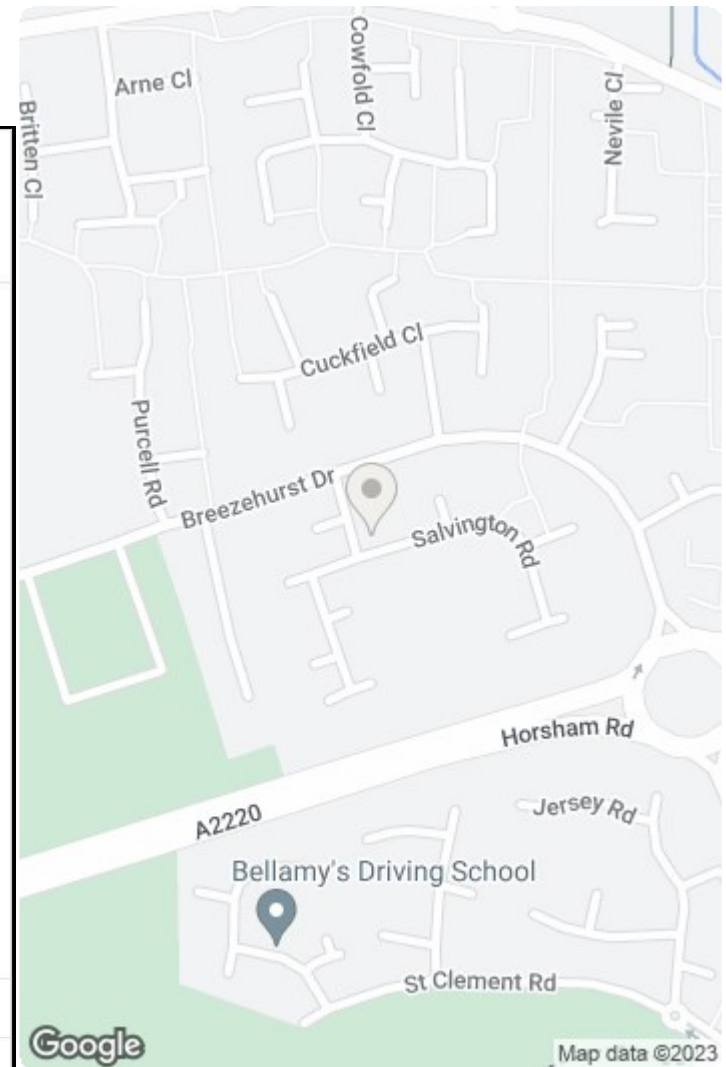


Approximate total area⁽¹⁾
497.05 ft²
46.18 m²

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	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	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

