



ASTONS



Kitsbridge House
Copthorne, West Sussex RH10 3PS

Offers In Excess Of £175,000

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Astons are delighted to market this charming one bedroom ground floor apartment situated within the ever popular residential village of Copthorne. Inside this property features an open plan lounge/kitchen-dining room, a fitted bathroom and a good sized bedroom. Additional benefits of this apartment include upvc double glazed windows, gas central heating and an allocated parking space. This wonderful apartment is offered to market with no onward chain.

Entrance Hallway

Front door opening to entrance hall which comprises of, access to airing cupboard, radiator, coving, doors to:

Lounge/Kitchen-Dining Room

With double glazed windows to front aspect, radiators, wood effect laminate flooring, coving, fitted kitchen with a range of units at base and eye level, space and power for fridge-freezer, integrated cooker with gas hob and extractor fan, integrated washer/dryer, stainless steel sink with mixer-tap and drainer, part tiled walls.

Bedroom

With double glazed windows to front aspect, radiator, access to in-built wardrobe, wall mounted gas fire boiler.

Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap and shower unit, heated towel rail, extractor fan, part tiled walls, tiled floor.

Allocated Parking

This property features one allocated parking space.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification

verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

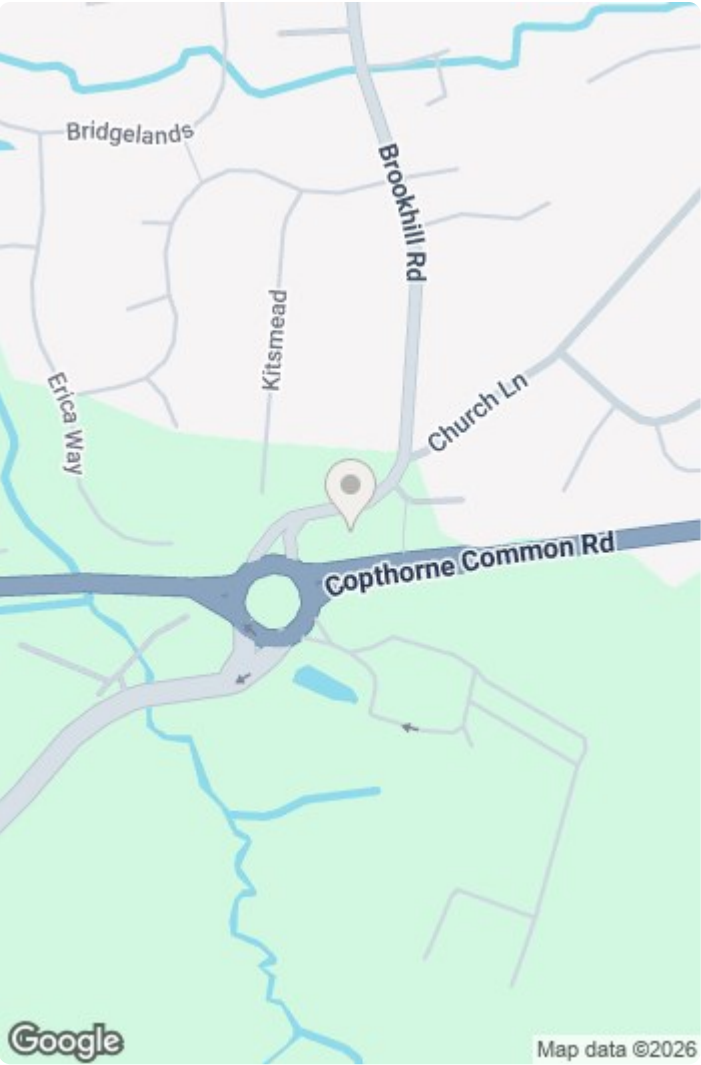
Disclaimer

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 £200 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.





Energy Efficiency Rating		
	Current	Potential
Less energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
More energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

