



Salvington Road
Bewbush, West Sussex RH11 8UP

Guide Price £325,000

*** Guide price £325,000-£335,000 ***

Astons are pleased to offer to the market this well presented terraced house in the Salvington Road area of Bewbush. The property offers three well-proportioned bedrooms, making this house ideal for families or those seeking extra space.

The house features a good sized kitchen/dining room which is ideal for family life, a downstairs cloakroom, a family bathroom with a white suite and front and rear gardens. To the front of the property there is a communal parking area .

Situated in a close location this home benefits from local amenities and excellent transport links; including the Fastway bus service close by, making it an attractive option for commuters and families alike. The surrounding area boasts local shops, parks and recreational facilities, providing ample opportunities for outdoor activities.

Do not miss the chance to make this charming house your new home.



Hallway

Obscured double glazed front door, wood laminate flooring, radiator, under stairs storage area, stairs to the first floor, doors to:



Downstairs Cloakroom

Suite comprising a wc and hand basin with a mixer tap, wood effect flooring, obscured double glazed window, coving.

Living Room

Double glazed floor to ceiling window to the front, radiator, coving.

Kitchen/Dining Room

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel sink with a mixer tap and drainer, built in stainless steel oven with hob over with stainless steel extractor hood above, integrated dishwasher, space for a fridge/freezer and washing machine, breakfast bar peninsula divide to dining area, radiator, wood effect flooring, double glazed window and door to the garden, further set of French casement double glazed door to the garden.



Landing

Access to the loft space, airing cupboard with a gas fired combi boiler, doors to:

Bedroom One

Double glazed window to the front, radiator, coving.



Bedroom Two

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



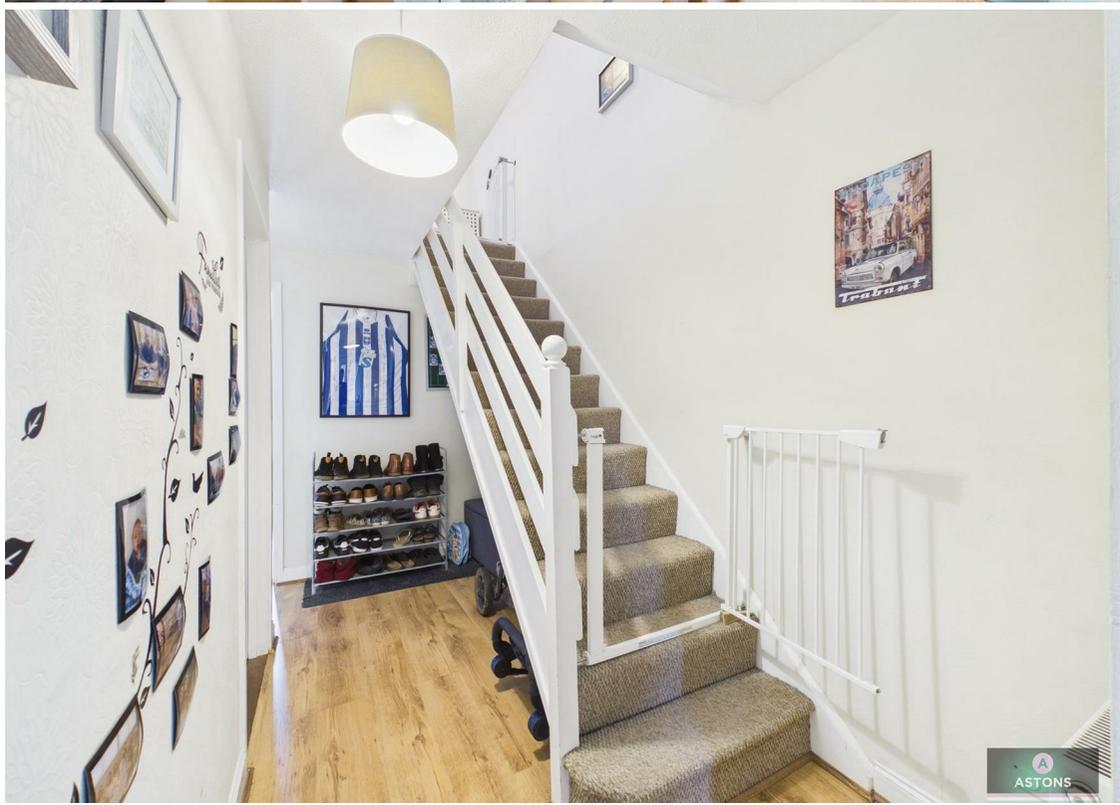
Bedroom Three

Double glazed window to the front, radiator, coving, laminate flooring.



Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin with a mixer tap, wc, part tiled walls, wood effect flooring, heated towel rail, obscured double glazed window.



To The Front

Picket fence boundary and gated access with path to the front door, garden areas to the sides.

Rear Garden

Decked area adjacent to the rear of the house leading to a lawned area with fence enclosed borders.



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.

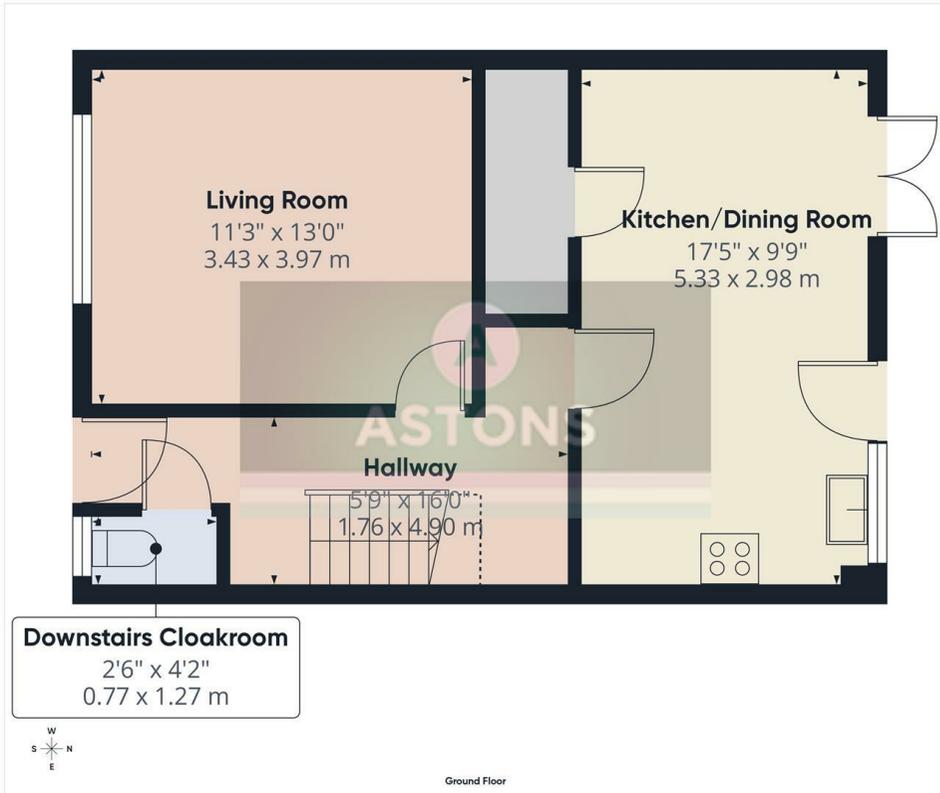
Anti Money Laundering

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



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Approximate total area⁽¹⁾
446 ft²
41.4 m²

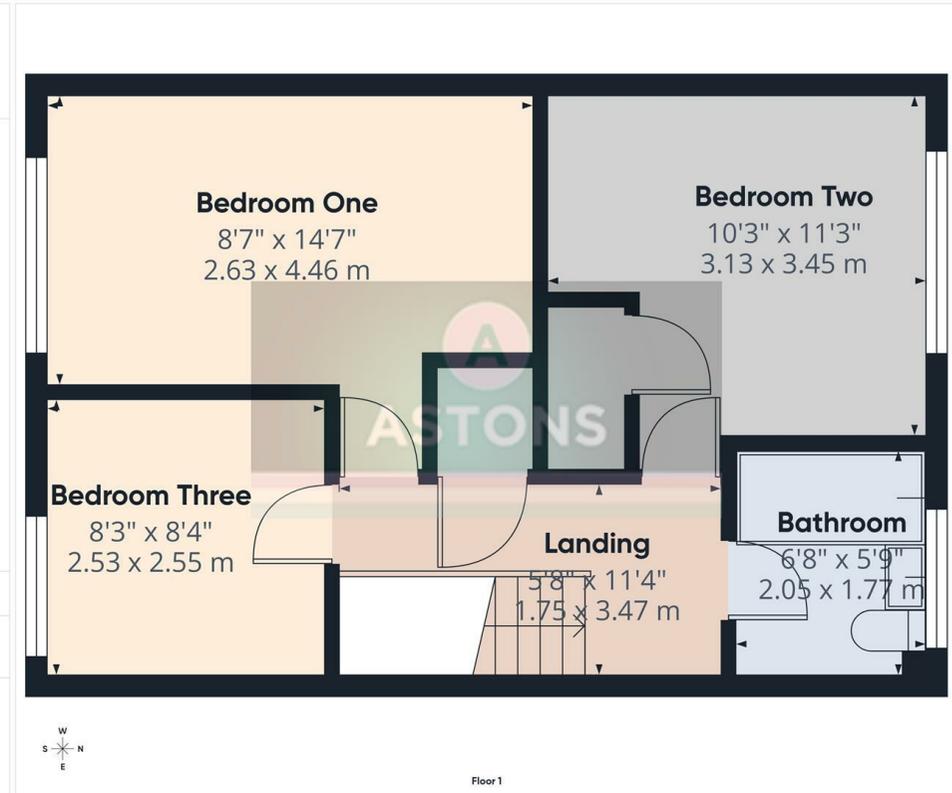
Reduced headroom
14 ft²
1.3 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
412 ft²
38.2 m²

(1) Excluding balconies and terraces.

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