



Colet Road
Tilgate, West Sussex RH10 5AE

Guide Price £300,000

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*** Guide price £300,000 - £315,000 ***

Nestled in the charming area of Tilgate, this spacious three bedroom terraced house offers a perfect blend of comfort and convenience. With open lounge/diner and 3 well-proportioned bedrooms this property is ideal for families.

Tilgate is known for its friendly community and excellent local amenities, including shops, Tilgate park, and schools, making it a desirable location for both families and professionals. The area is well-connected, providing easy access to public transport links, which is perfect for commuting to nearby towns and cities.

This property presents a wonderful opportunity for those looking to settle in a vibrant neighbourhood. With its appealing features and prime location, this terraced house is not to be missed. Whether you are a first-time buyer or looking to invest, this home offers the perfect canvas to create lasting memories. Offered with no onward chain.

Entrance Hall

PVC front door with obscured glass, stairs to first floor landing, radiator, doors to;

Kitchen

Fitted with a range of floor and eye level units, inset stainless steel sink with tap and drainer, cooker, gas hob with tiled splash back and stainless steel extractor hood, space and plumbing for washing machine and dishwasher, tiled flooring, double glazed window to rear aspect, radiator.

Lounge/Diner

Double glazed PVC patio door to garden, double glazed windows to front and rear aspects, feature fire place, radiators.

Landing

Airing cupboard, access to loft, doors to;

Seperate W/C

With w/c, vinyl floor, obscure double glazed window to rear aspect.

Bathroom

Fitted suite comprising of wash hand basin with pedestal, enclosed bathtub with electric shower-unit, part tiled walls, vinyl floor, radiator, obscure double glazed window to rear aspect.

Bedroom One

Double glazed window to front aspect, radiator.

Bedroom Two

Double glazed window to rear aspect, radiator.

Bedroom Three

Double glazed window to front aspect, radiator.

Rear Garden

Patio leading to lawned area, rear gate leading to playing field, outside tap.

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.

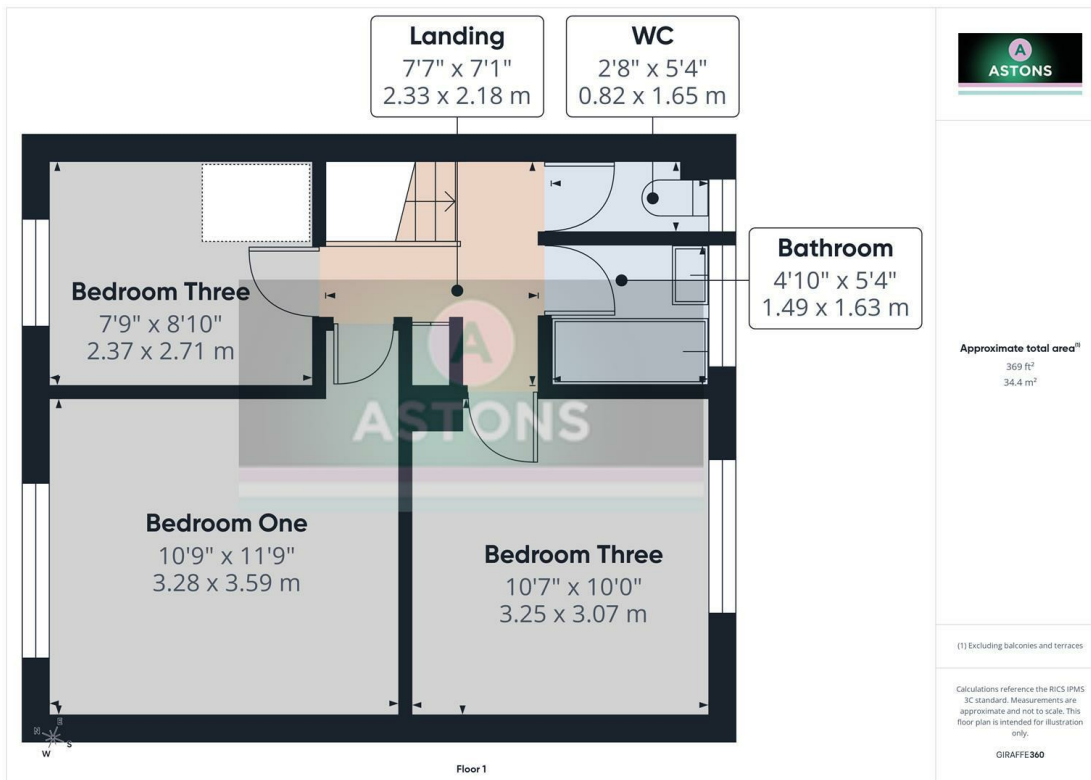
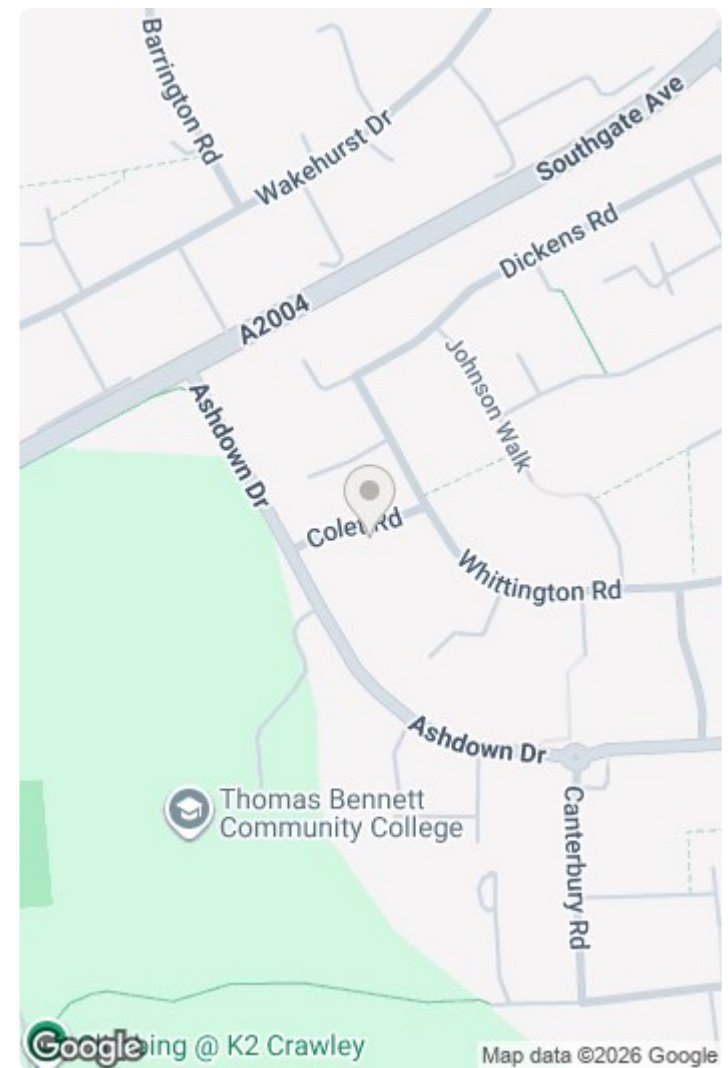
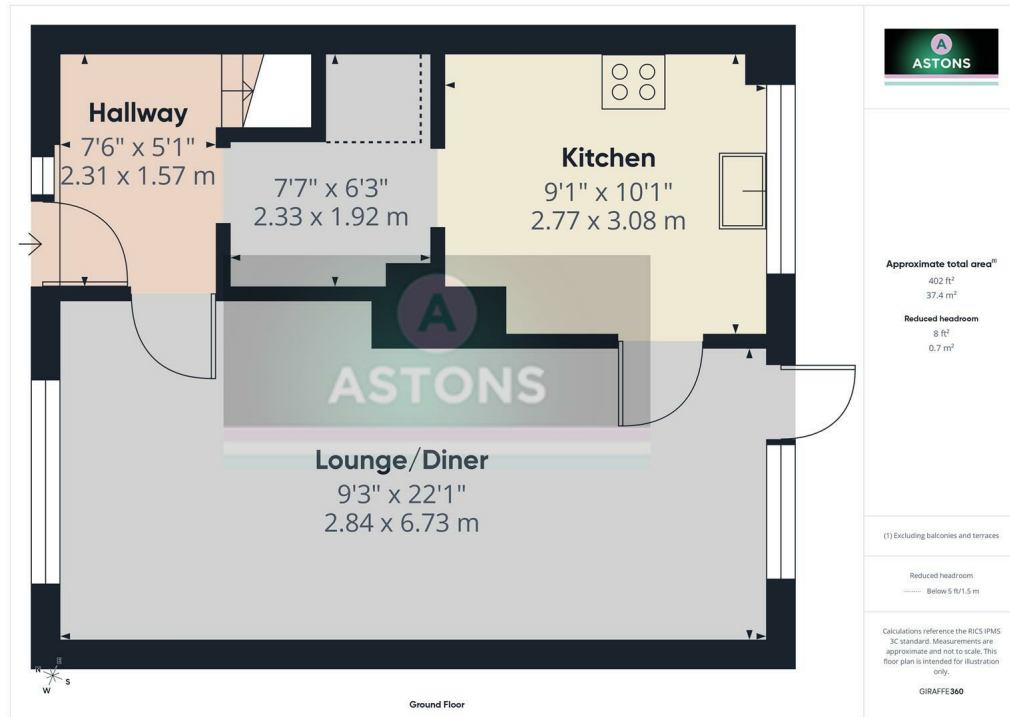
Anti Money Laundering

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.





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	

