



ASTONS



Punch Copse Road
Three Bridges, West Sussex RH10 1QZ

Offers In Excess Of £450,000

Astons are pleased to offer this spacious, extended four bedroom end of terrace house to the market. The property is located within the Three Bridges area of Crawley and is ideally situated for the mainline train station and town centre. This delightful end-terrace house offers a perfect blend of comfort and convenience and with four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two reception rooms provide flexibility for entertaining or for those working from home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone in the household.

One of the standout features of this property is the generous parking provision, accommodating up to four vehicles. This is a rare find in the area and adds significant value for those with multiple cars or visitors.

Located in the desirable Three Bridges area, residents will enjoy easy access to local amenities, schools, and transport links, making it a convenient choice for both commuting and leisure. This property presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this lovely house your new home. The property is being offered with no onward chain.



Enclosed Porch

Double glazed front door, double glazed windows to two sides, door to:

Hallway

Radiator, coving, thermostat, under stairs cupboard, coving, doors to:

Living Room

Double glazed window to the front, double glazed patio doors to the garden, two radiators, fireplace, coving.

Dining Room/Office

Double glazed window to the front, radiator, coving.

Kitchen

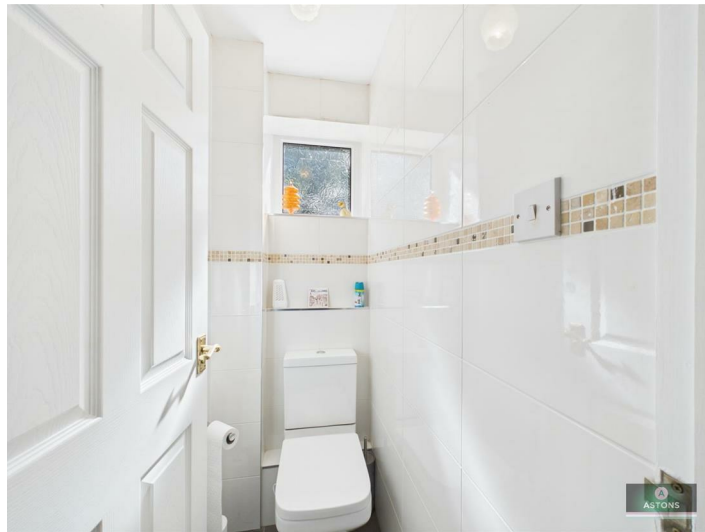
Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel one and a half bowl sink unit with a mixer tap and drainer, built in oven with a hob over and extractor fan above, space for a fridge/freezer and dishwasher, under stairs cupboard, tiled floor, double glazed window to the rear, unit housing Vaillant gas fired boiler, obscured glazed door to:

Utility Room

Double glazed door to the garden, space for a washing machine, door to:

Downstairs Cloakroom

White wc, tiled walls, obscured double glazed window.



Landing

Access to the part boarded loft space with light, airing cupboard, coving, doors to:

Bedroom One

Double glazed window to the front, fitted wardrobes, radiator, coving.

Bedroom Two

Double glazed window to the front, radiator, built in wardrobe, coving.

Bedroom Three

Double glazed window to the rear, radiator, coving, fitted wardrobe.

Bedroom Four

Double glazed window to the front, radiator, coving, fitted wardrobe.

Bathroom

Suite comprising a corner bath with a mixer tap and shower attachment, pedestal hand basin with a mixer tap, wc, bidet, part tiled walls, obscured double glazed window, radiator, cupboard.

Shower Room

White suite comprising a corner shower cubicle with a mixer shower unit, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, part tiled walls, heated towel rail, obscured double glazed window.



To The Front

Hedge border with gated access, path to the front door, with lawned area to the side.

Rear Garden

The garden comprises a paved patio area adjacent to the house leading to a lawned area with a path to the rear, walled and fenced borders, side access gate, parking, garage to the rear.



Garage and Parking

Located at the end of the garden and has an up and over door, personal door to the side, power and light, gated access from the road, further parking to the side of the garage and a car port, providing parking for three more cars.



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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1537 ft²
143 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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			

RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

