



Crabbet Road
Three Bridges, West Sussex RH10 1NE

Offers In Excess Of £450,000

Astons are pleased to offer this spacious three bedroom semi detached house to the market. The property is ideally situated in a sought after location within easy walking distance of Three Bridges mainline train station, with services to London and Brighton, and local shops including a Tesco Extra and amenities. The house is positioned on a good sized plot with ample parking to the front, and has a large garden to the rear which enjoys a westerly aspect. The property benefits from two reception rooms, a downstairs cloakroom, garden room, and three good sized bedrooms. The house is being offered with no onward chain.



Hallway 11'0 x 7'3 (3.35m x 2.21m)
Upvc double glazed front door with obscured double glazed window to the side, fitted entrance mat, coving, radiator, thermostat, stairs to the first floor, doors to:

Lounge 11'0 x 13'8 (3.35m x 4.17m)
Double glazed window to the front, radiator, coving, electric fire.

Kitchen 13'0 x 9'3 (3.96m x 2.82m)
Range of base and eye level panel fronted units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, space for a cooker, fridge/freezer, washing machine and a tumble dryer/dishwasher, unit housing gas fired Worcester boiler, radiator, double glazed window to the rear, under stairs cupboard.

Rear Lobby 4'0 x 5'9 (1.22m x 1.75m)
Fitted base and eye units to one wall with narrow shelf and tiled splash backs, obscured double glazed window and door to the garden.



Downstairs Cloakroom 4'0 x 2'7 (1.22m x 0.79m)
White suite comprising a wc, hand basin with tiled splash backs, extractor fan, obscured double glazed window.



Sitting Room/Dining Room 11'0 x 11'8 (3.35m x 3.56m)
Windows and door to garden room, coving, radiator.

Sunroom 8'0 x 10'2 (2.44m x 3.10m)
Glazed to three sides, sliding doors to the garden.

Landing 10'0 x 9'3 (3.05m x 2.82m)
Double glazed window to the side, coving, access to the loft space, airing cupboard, doors to:



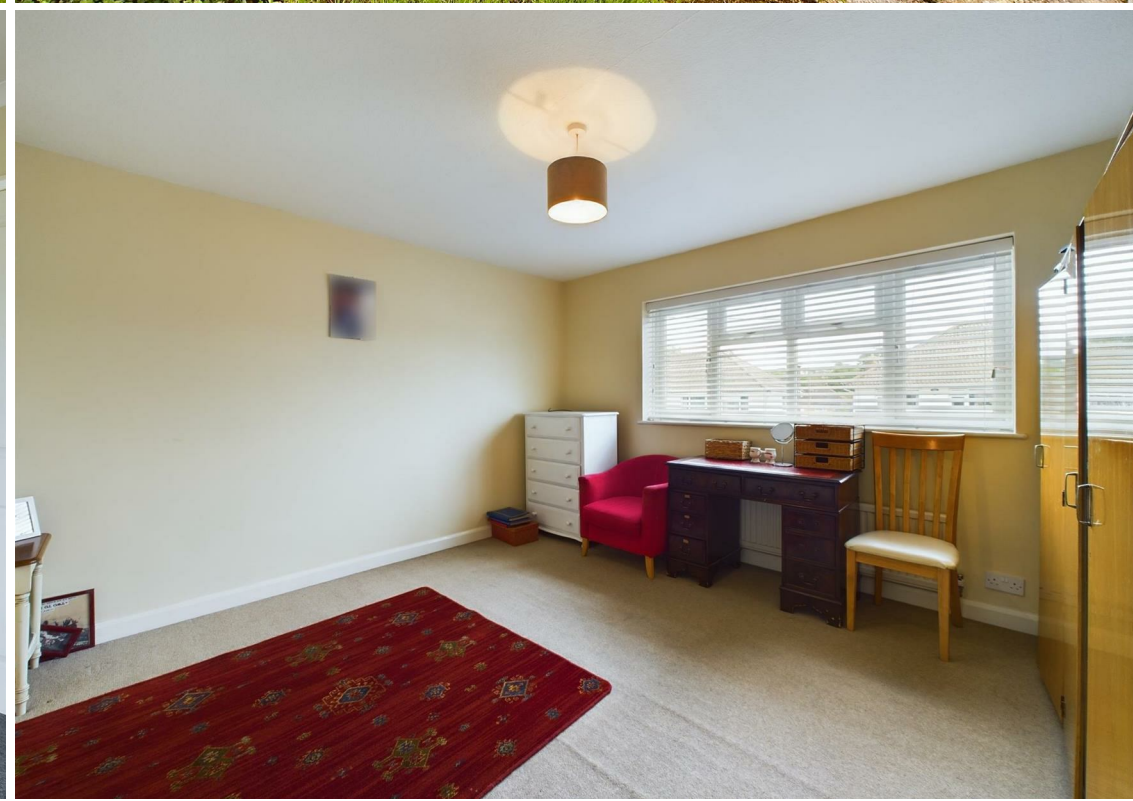
Bedroom One 13'0 x 13'1 (3.96m x 3.99m)
Double glazed window to the front, radiator.

Bedroom Two 11'0 x 11'7 (3.35m x 3.53m)
Double glazed window to the rear, radiator.



Bedroom Three 8'0 x 7'10 (2.44m x 2.39m)
Double glazed window to the front, radiator, coving.





Shower Room 6'0 x 6'2 (1.83m x 1.88m)

Wet Room with a mixer shower unit, hand basin with a mixer tap, part tiled walls, obscured double glazed window, radiator, extractor fan.



Separate WC 6'0 x 2'9 (1.83m x 0.84m)

White wc, obscured double glazed window, coving.

To The Front

The property is approached via a block paved driveway which offers parking for three/four cars and leads to the garage and side access gate to the rear.

Garage 15'0 x 8'9 (4.57m x 2.67m)

With an up and over door, power and light.

Rear Garden

The garden is a good size and enjoys a westerly aspect and a good degree of seclusion. It is mainly laid to lawn with a magnolia tree, plant and shrub borders and is fence enclosed. There is a side access gate leading to the front and a wooden shed to the rear.



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.

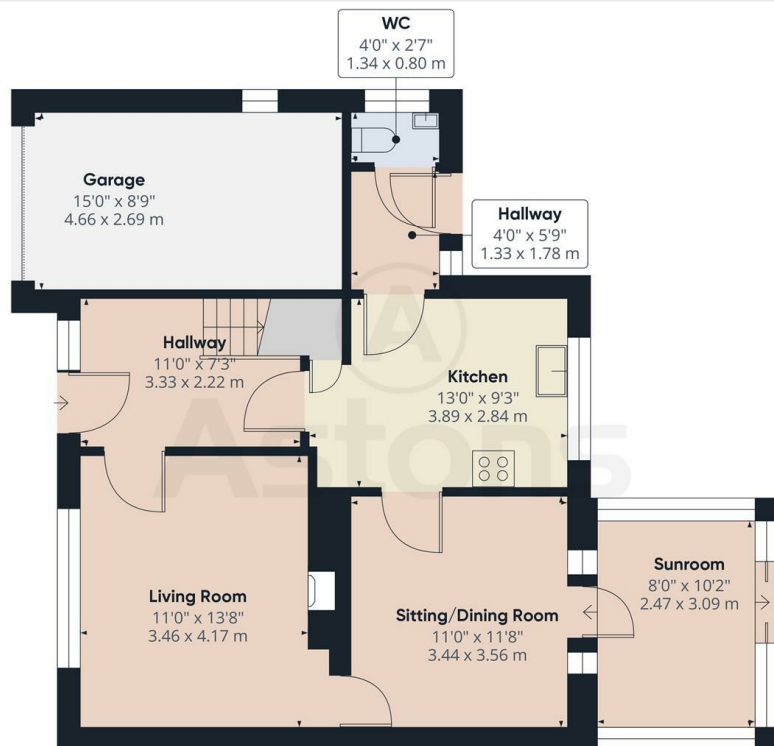
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



Ground Floor

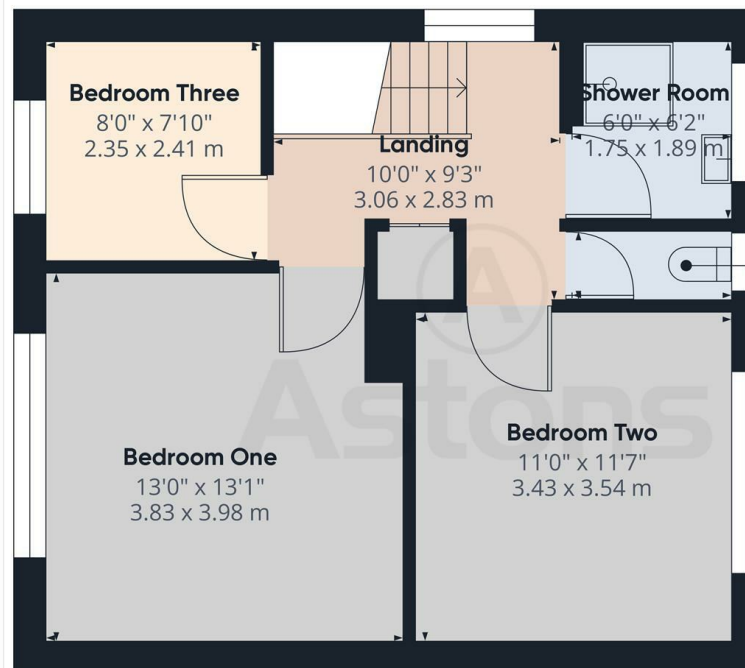


Approximate total area⁽¹⁾
759.72 ft²
70.58 m²

(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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Floor 1



Approximate total area⁽¹⁾
469.95 ft²
43.66 m²

(1) Excluding balconies and terraces

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QIRAFFE 360

