



Reigate Close
Pound Hill, West Sussex RH10 3TZ

£450,000

Astons are pleased to offer to the market this extended four-bedroom semi detached house which is situated within the popular Pound Hill area of Crawley. The property presents an excellent opportunity for families and individuals alike and boasts a warm and inviting atmosphere, making it an ideal place to call home.

As you enter, you are greeted by a spacious living area that offers ample room for relaxation and entertaining. The property benefits from the addition of a conservatory, which has a refitted solid roof and radiator; making it a year-round usable room. The house further benefits from a loft conversion which now offers a main bedroom suite including a shower room.

Outside the property has a level, fully enclosed rear garden with a side access gate to the front, where there is a block paved driveway, offering parking for two cars. The house is ideally located with convenient access to local amenities, well regarded schools, and transport links, ensuring that everything you need is within easy reach.

Please contact Astons to arrange a viewing of this lovely property, to ensure you do not miss the chance to make this property your home.



Hallway

Upvc front door, radiator, stairs to the first floor, door to:

Lounge

Double glazed window to the front, radiator, coving, open through to:

Dining Room

Under stairs cupboard, coving, radiator, double glazed French casement doors to the conservatory.

Kitchen

Range of base and eye level wood panel fronted units with work surfaces over and matching splash backs, inset stainless steel one and a half bowl sink with a mixer tap and drainer, built in stainless steel double oven with gas hob above and extractor hood over, integrated fridge/freezer, space for a washing machine, double glazed window to the rear, obscured double glazed door to the side.



Conservatory

Double glazed to two sides with double glazed French casement doors to the garden, replacement insulated roof with recessed down lighters, radiator.

Landing

Stairs to the second floor, cupboard, doors to:

Bedroom Two

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



Bedroom Three

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



Bedroom Four

Double glazed window to the front, radiator.



Bathroom

Refitted white suite comprising a panel enclosed bath with a central mixer tap and shower attachment, hand basin with a mixer tap and vanity unit below, wc with a concealed cistern, part tiled walls, tiled floor, obscured double glazed window, heated towel rail, extractor fan, recessed down lighters.

Second Floor Landing

Double glazed velux window, doors to:

Bedroom One

Double glazed window to the rear, two double glazed velux windows, eaves storage cupboard, radiator.

Shower Room

White suite comprising a corner shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, heated towel rail, obscured double glazed window, recessed down lighters.

To The Front

Block paved driveway which leads to the side of the property where there is a gate to the rear garden, lawned area to the side.

Rear Garden

Paved patio area adjacent to the house with a side access gate to the front, lawned area with fence enclosed borders, there are three storage sheds and a plastic storage unit.

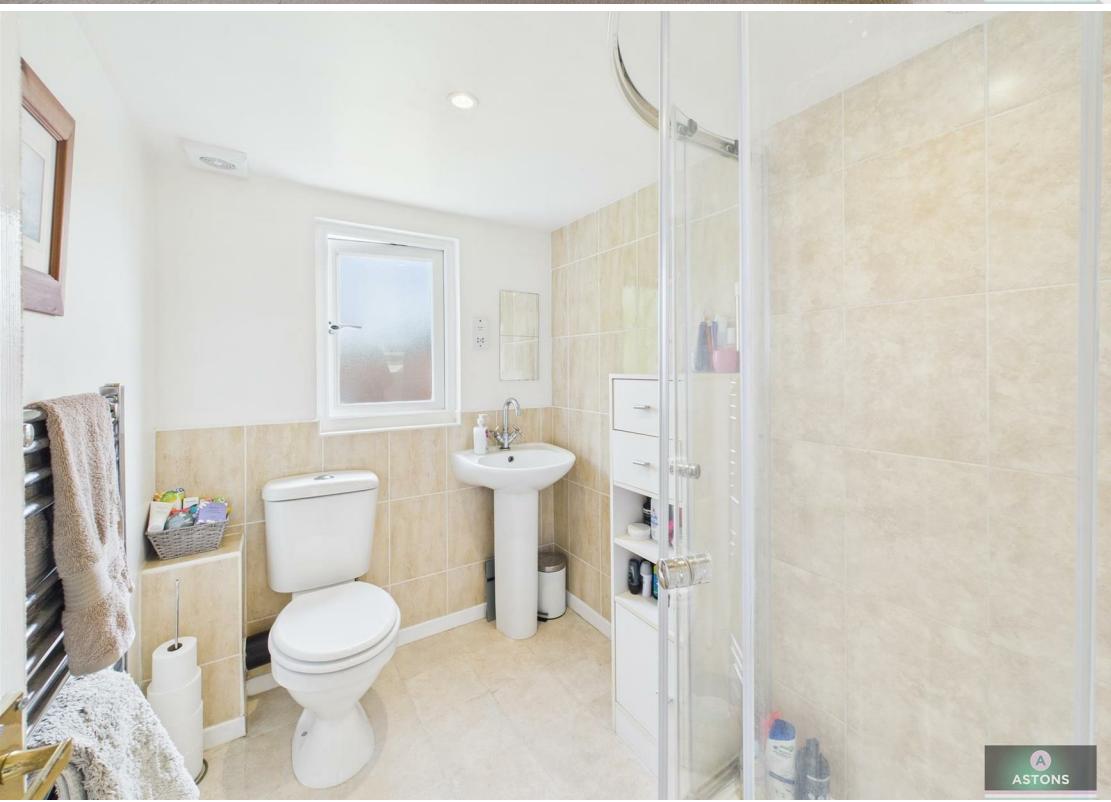
Disclaimer

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.

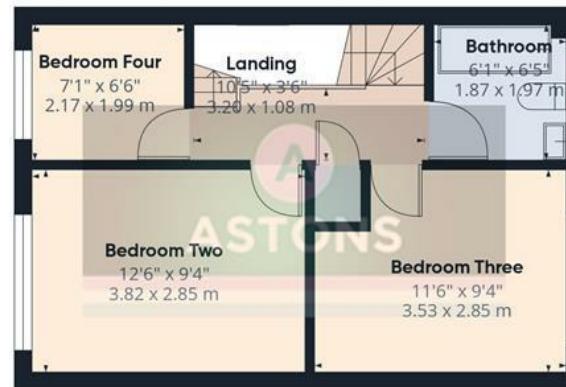
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







Approximate total area⁽¹⁾

1065 ft²

98.8 m²

Reduced headroom

28 ft²

2.6 m²



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

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