



Timberlands  
Broadfield, West Sussex RH11 9PH

**£195,000**



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Astons are delighted to market this refurbished and extensively improved one bedroom ground floor maisonette with direct access rear garden. Located within the residential area of Broadfield, situated within close proximity of transport links and amenities. Inside this fabulous property features a stylish lounge/dining room, a refitted kitchen, a light and airy bedroom, a refitted kitchen with direct access to a tranquil rear garden. Additional benefits of this maisonette include gas central heating and double glazed window.

### Entrance Porch

Replacement composite front door, wood effect laminate flooring, door to:

### Lounge/Dining Room

Double glazed windows to front aspect, feature media wall, wood effect laminate flooring, feature wall radiators, coving, doors to:

### Kitchen

Refitted with a range of units at base and eye level, space, power and plumbing for washing machine and under counter fridge and freezer, integrated cooker with gas hob and stainless steel extractor fan, composite sink with drainer and detachable mixer-tap, part tiled walls, tiled floor, feature wall radiator, coving, double glazed window to rear aspect, obscure double glazed patio door to rear garden.

### Hallway

With access to storage cupboard, wood effect laminate flooring, coving, doors to:

### Bathroom

Refitted three piece suite comprising of w/c, wash hand basin, enclosed bathtub with mixer-tap and shower unit, heated towel rail, tiled walls, tiled floor.

### Bedroom

Double glazed windows to rear aspect, wood effect laminate flooring, radiator, coving, access to in-built wardrobe.

### To The Rear

Decking area adjacent to property with

outside tap and power point, lawn garden, fence enclosed with rear gate access.

### Parking

Allocated parking located within close proximity to property.

### To The Front

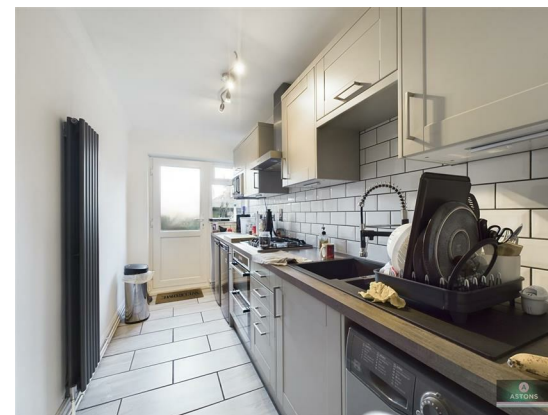
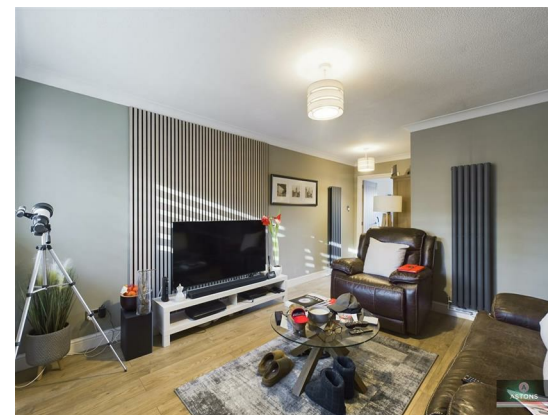
Patio path to front door, slate chippings to borders.

### 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.





**Hallway**  
2'11" x 8'9"  
0.89 x 2.69 m

**Bedroom**  
9'1" x 9'7"  
2.77 x 2.93 m

**Kitchen**  
5'8" x 12'10"  
1.75 x 3.93 m

**Living Room**  
11'5" x 11'11"  
3.48 x 3.64 m

**Bathroom**  
6'0" x 4'10"  
1.83 x 1.49 m

**Entry**  
3'0" x 3'11"  
0.92 x 1.21 m

Approximate total area<sup>(1)</sup>  
417.33 ft<sup>2</sup>  
38.77 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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