



Flint Close
Maidenbower, West Sussex RH10 7HN

Offers In Excess Of £400,000

Astons are delighted to market this beautifully presented three bedroom semi detached house, situated within the ever popular residential area of Maidenbower, positioned within close proximity of local schools, amenities, parks and transport links. Inside this charming home features a light and airy lounge/dining room, a fitted kitchen, a fitted downstairs cloakroom, three good sized bedrooms and a fitted bathroom. To the rear is a private enclosed garden, to the front is a driveway offering parking for one vehicle. Additional benefits of this property include upvc double glazing, gas central heating and a garage.



Entrance Hallway

Replacement composite front door opening to entrance hallway which comprises of obscure double glazed window to front aspect, wood effect laminate flooring, radiator, access to under-stairs cupboard, stairs to first floor landing, doors to:



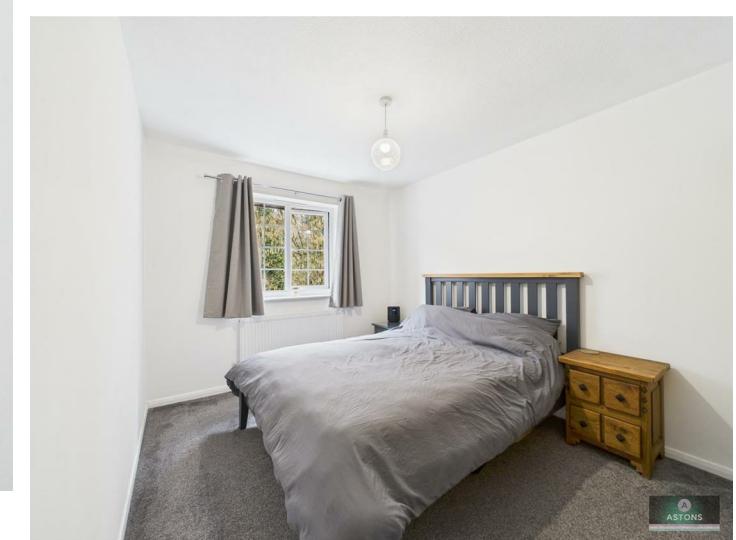
Kitchen

Fitted with a range of units at base and eye level, space, power and plumbing for washing machine, tumble dryer and fridge-freezer, integrated cooker with electric hob, stainless steel sink with mixer-tap and drainer, part tiled walls, tiled floor, radiator, double glazed windows to front aspect.



Lounge/Dining Room

Double glazed windows to rear aspect, double glazed patio door to rear garden, wood effect laminate flooring, radiator, access to cupboard.



Bedroom Two

Double glazed window to rear aspect, radiator, access to in-built cupboard.





Bedroom Three

Double glazed window to rear aspect, radiator, access to in-built cupboard.



To The Rear

Patio area adjacent to property with outside power point, lawn garden with raised sleepers and pebbles seating area, fence enclosed.

Garage

With up and over door, power and light.

To The Front

Driveway for one vehicle, EV charger, patio path to front door with hedge to boarder.

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

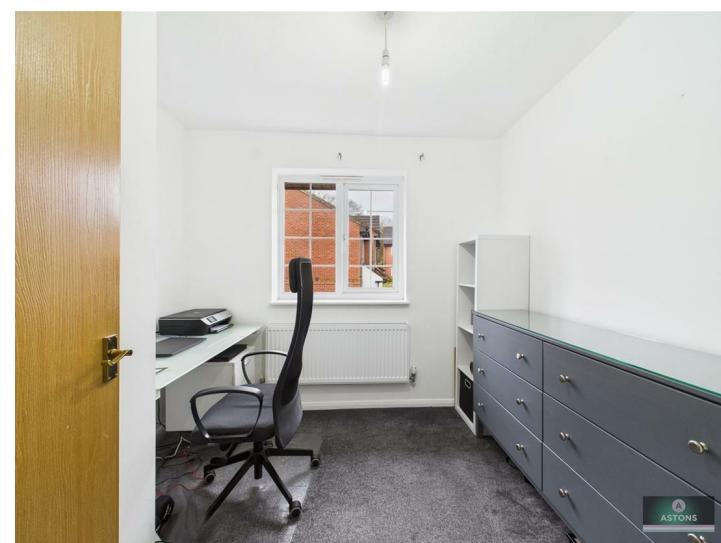
Bathroom

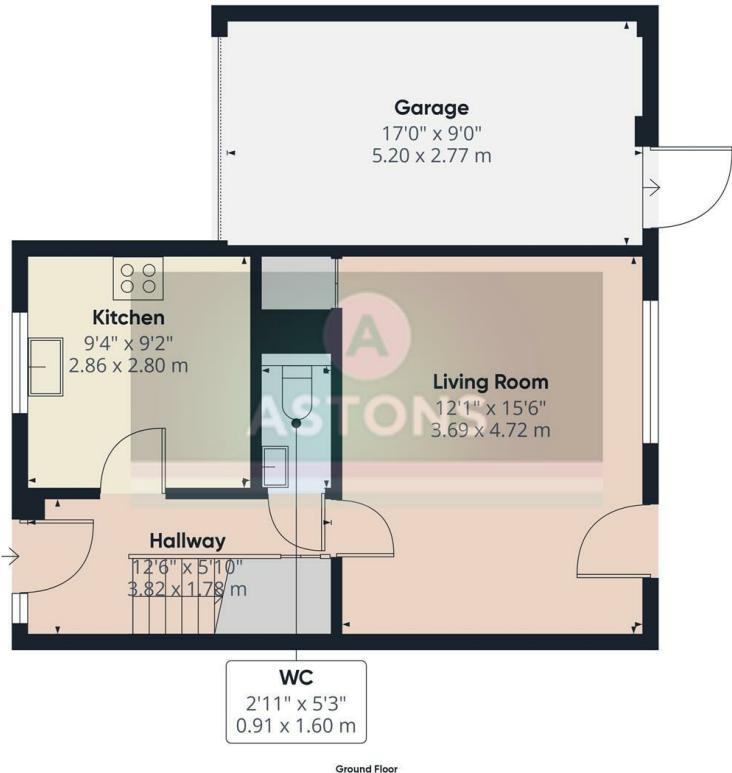
Fitted three piece suite comprising of w/c, wash hand basin with mixer-tap, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, tiled walls, tiled floor, access to airing cupboard, obscure double glazed window to front aspect.

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.

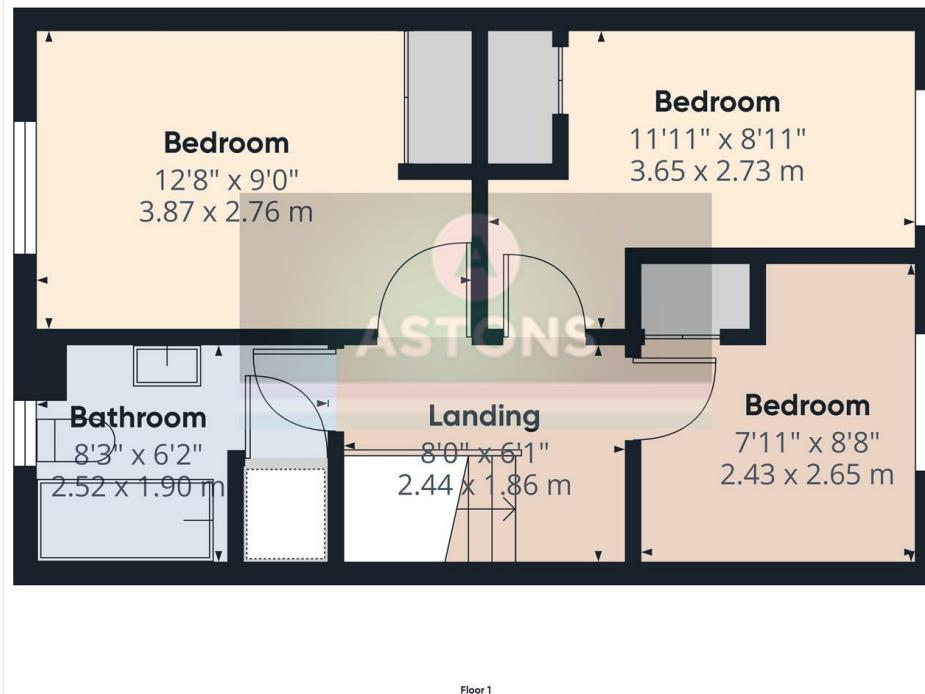




Approximate total area⁽¹⁾
530.87 ft²
49.32 m²

(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.
Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾
338.2 ft²
31.42 m²

(1) Excluding balconies and terraces.
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Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency 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		86	70
England & Wales			
EU Directive 2002/91/EC			

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

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