



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.





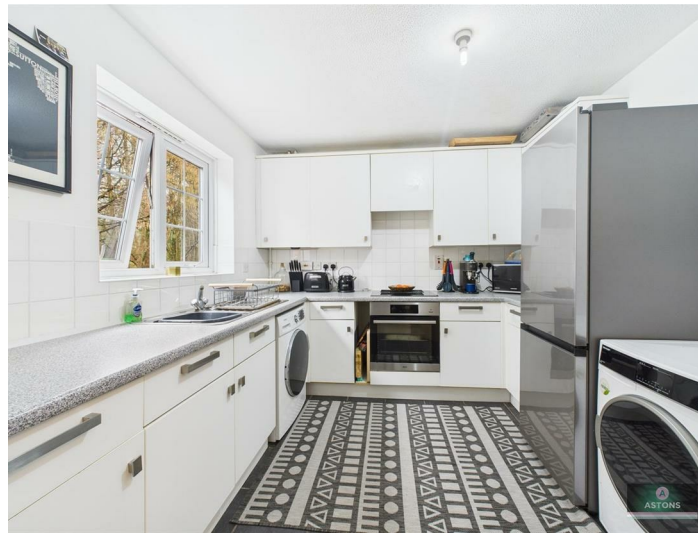
### Entrance Hallway

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.



### Downstairs Cloakroom

Fitted suite comprising of w/c, wash hand basin with mixer-tap and splash back tiles, heated towel rail, tiled floor, extractor fan.



### Lounge/Dining Room

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



### Landing

With access to loft space, doors to:

### Bedroom One

Double glazed window to front aspect, radiator, access to in-built wardrobe.



### Bedroom Two

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









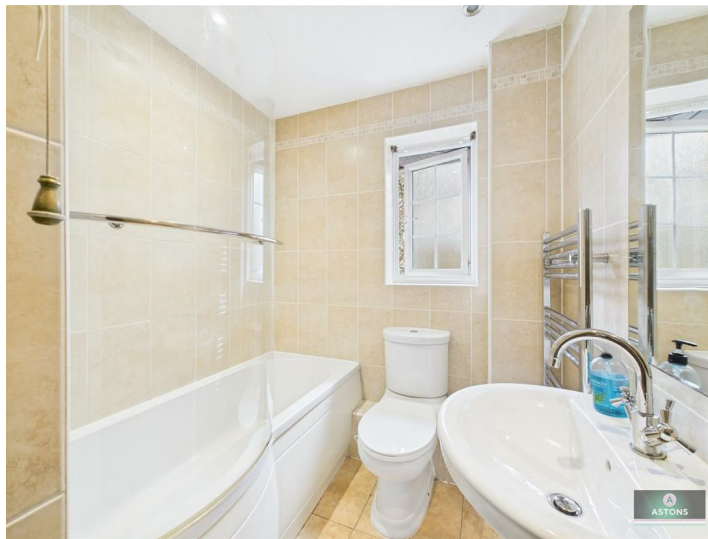
### Bedroom Three

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



### 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.



### 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

receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

### Anit 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.

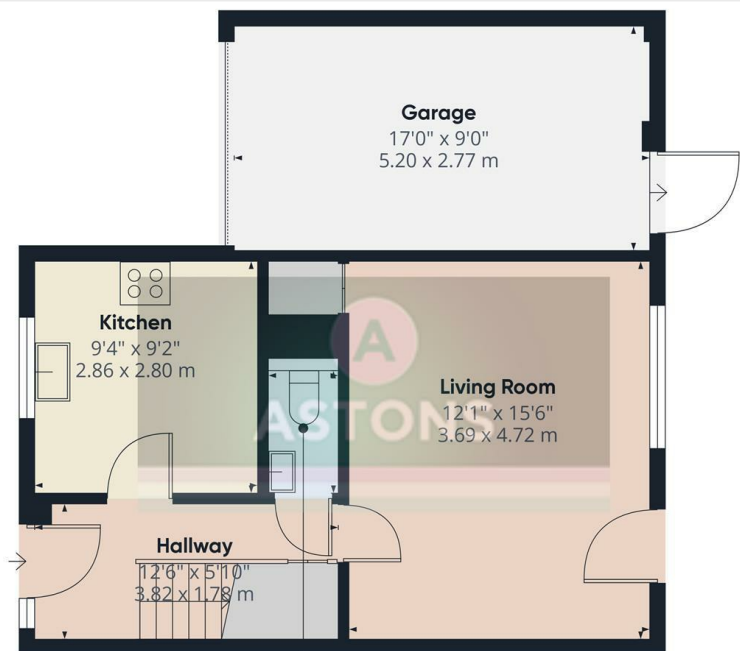


Approximate total area<sup>(1)</sup>  
530.87 ft<sup>2</sup>  
49.32 m<sup>2</sup>

(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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Ground Floor

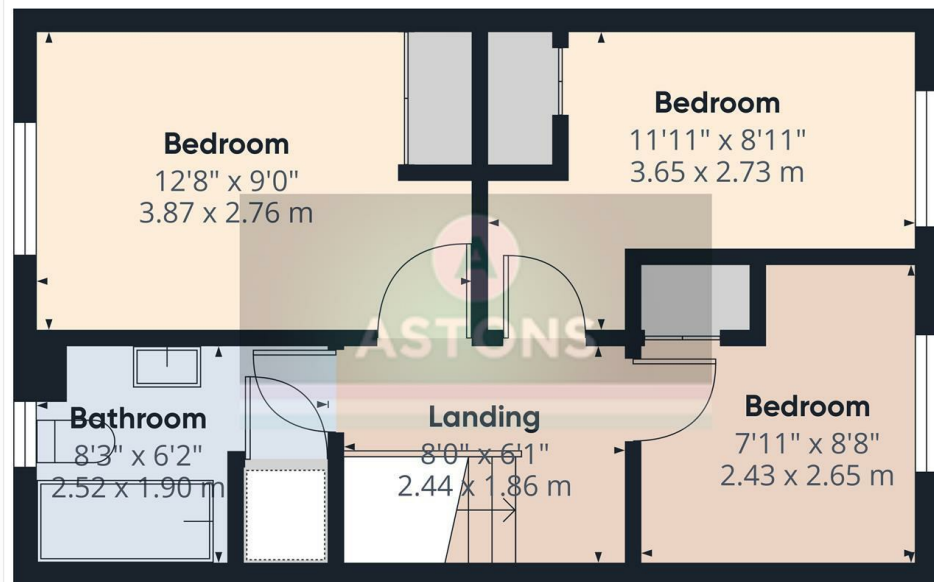


Approximate total area<sup>(1)</sup>  
338.2 ft<sup>2</sup>  
31.42 m<sup>2</sup>

(1) Excluding balconies and terraces.

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Floor 1

