



**Mountbatten Close  
Broadfield, West Sussex RH11 9PE**

**£465,000**

Astons are delighted to offer this very well presented and extended four bedroom link-detached home to the market. The property has been extensively improved by the current owners and boasts an impressive layout, featuring two spacious reception rooms that provide ample space for both relaxation and entertaining. The heart of the home is complemented by four well-proportioned bedrooms, ensuring comfort and privacy for all family members.

With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household. The property is designed to offer both functionality and style, making it an ideal choice for families or those seeking a peaceful retreat.

Parking is a notable advantage, with space available for up to three vehicles, ensuring convenience for residents and guests alike. The location is perfect for those who appreciate a quiet residential area while still being within easy reach of local amenities and transport links.

In summary, 7 Mountbatten Close is a delightful family home that combines space, comfort, and practicality in a sought-after location. This property is sure to attract interest, so do not miss the chance to make it your own.



### Hallway

Part double glazed upvc front door, personal door to the garage, door to:

### Living Room

Double glazed window to the front, radiator, coving, glazed door to:

### Dining Room

Double glazed patio doors to the garden, under stairs cupboard, fitted base and eye level units to one wall one with integrated fridge/freezer, wood effect flooring, open through to:

### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, one and a half bowl sink with a mixer tap and drainer, built in eye level stainless steel double oven, four ring gas hob with a stainless steel extractor hood above, space for a washing machine and tumble dryer, double glazed window to the rear, obscured double glazed door to the side, wood effect flooring.

### Lobby

Coats hanging space, tiled floor, folding door to:

### Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap and unit below, part tiled walls, radiator, obscured double glazed window, tiled floor.

### Landing

Double glazed window to the front, cupboard housing the gas fired "Worcester" boiler, stairs to the second floor, doors to:

### Bedroom Two

Two double glazed windows to the front, radiator.

### Bedroom Three

Double glazed window to the rear, radiator.

### Bedroom Four/Study

Double glazed window to the rear, radiator.

### Bathroom

Refitted white suite comprising a panel enclosed bath with a

mixer tap and shower attachment, separate mixer shower unit, hand basin with a unit below and wc, part tiled walls, obscured double glazed window, fitted units.

### Second Floor Landing

Double glazed window to the rear, door to:

### Bedroom One

Double glazed windows to the side and rear, radiator, eaves storage cupboard, built in wardrobe, door to:

### En-Suite Shower Room

Refitted white suite comprising a shower cubicle with a Triton shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, heated towel rail, obscured double glazed window.

### To The Front

Driveway with parking for two cars leading to the garage and front door.

### Garage

With an up and over door, power and light, personal door to the house.

### Rear Garden

The garden backs onto a small wooded area which provides screening and comprises a patio area adjacent to the house with a path to the side leading to the access gate to the front, step up to an artificial lawned area with a path to the rear, further patio seating area to the rear, fence enclosed.

### 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.

### Disclaimer

Please note in accordance with the Property

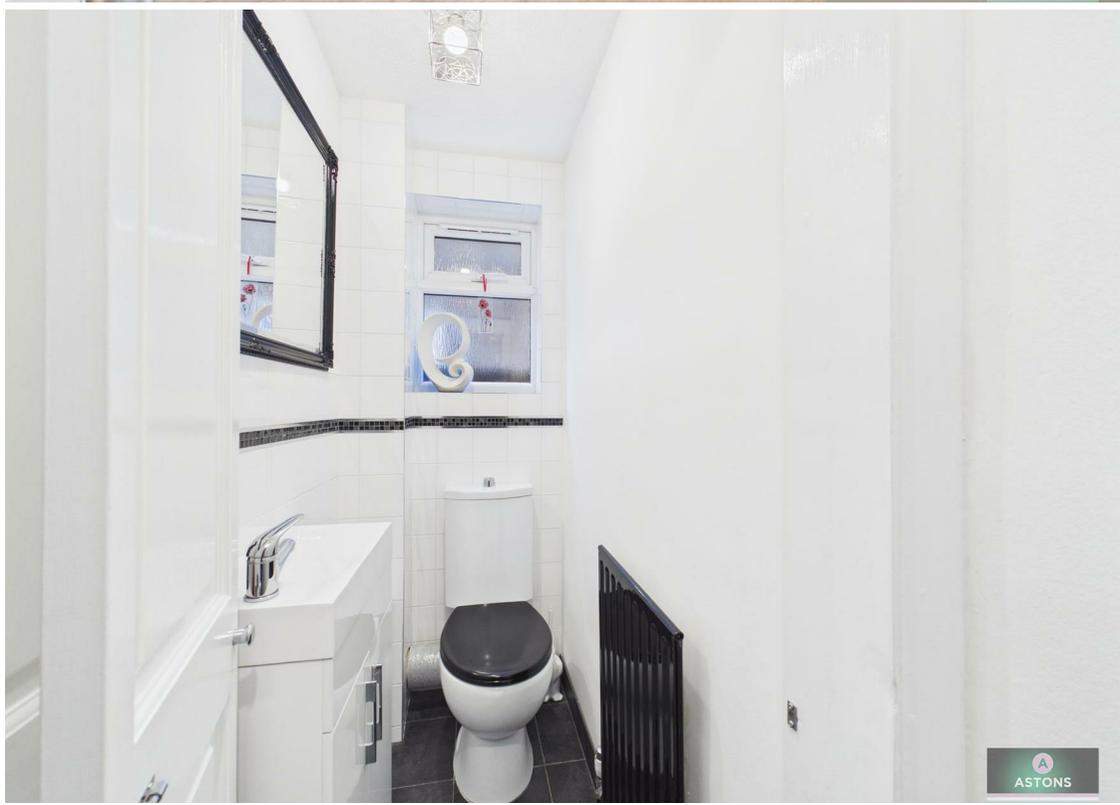
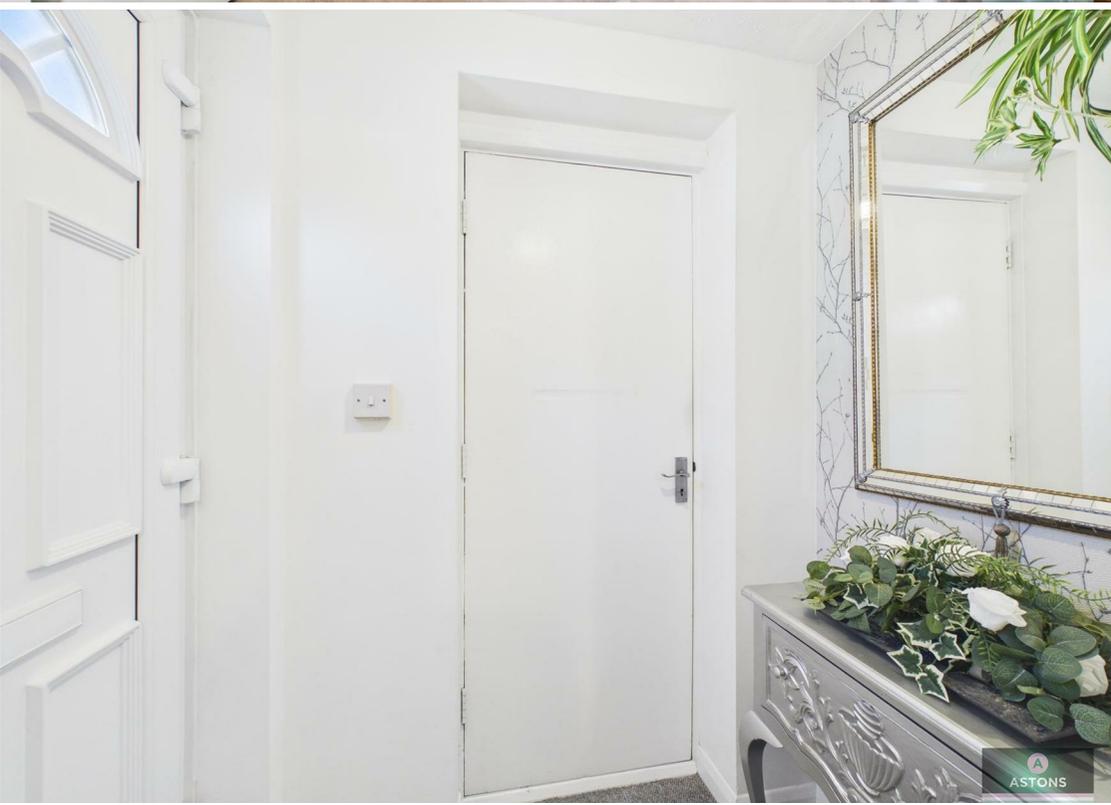
Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

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.







Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1297 ft<sup>2</sup>

120.5 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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