



Somerville Drive  
Pound Hill, West Sussex RH10 3TJ  
**£560,000**

Astons are delighted to offer this much improved and refurbished four bedroom detached house which is situated in Pound Hill, and within walking distance of Three Bridges mainline station. The accommodation includes an entrance porch, entrance hall, refitted downstairs shower-room, refitted kitchen/Breakfast room, lounge with separate dining room, four good sized bedrooms, and a refitted bathroom. The property further benefits from Upvc double glazing, gas heating to radiators, an integral garage with drive to the front, and fully enclosed rear garden with gated side access. Energy Rating C



### Entrance Porch

Upvc double glazed construction, Upvc double glazed front door, front door to

### Entrance Hall

Tiled floor, under-stairs storage cupboard, coving, internal access to garage, stairs to first floor landing, replacement doors to

### Refitted Shower-room

close coupled w.c, wash hand basin, fully tiled walls, tiled flooring, shower attachment.

### Lounge

15'5 x 11'9 (4.70m x 3.58m)

Wood effect laminate flooring, double radiator, upvc double glazed window, coving, opening through to

### Dining Room

9'8 x 9'4 (2.95m x 2.84m)

Upvc double glazed sliding patio door to rear garden, wood effect laminate flooring, coving, double radiator, door to

### Refitted Kitchen/Breakfast Room

14'2 x 9'0 (4.32m x 2.74m)

Fitted with a range of units at base and eye level, integrated dishwasher, washing machine and cooker with four ring gas hob, space and power for fridge-freezer, integrated microwave, stainless steel butler sink with mixer-tap, roll top work surfaces, tiled flooring, coloured plastic splash back across the wall, upvc double glazed window, upvc patio door to side rear access.



### Bedroom Two

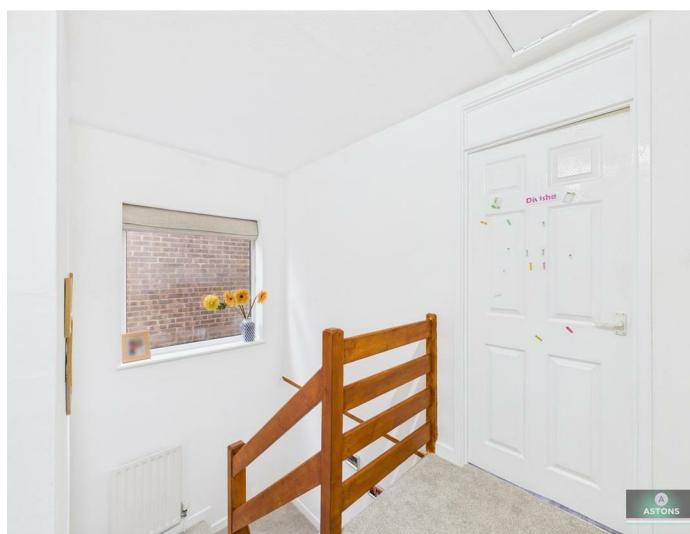
10'3 x 10'0 (3.12m x 3.05m)

Upvc double glazed window, wood effect laminate flooring, single radiator, built-in double wardrobe, coving.



### First Floor Landing

Access to airing cupboard, access to loft space, doors to



### Bedroom One

13'0 x 11'7 plus door recess (3.96m x 3.53m plus door recess )

Upvc double glazed window, single radiator, built-in double wardrobe, coving.

### Bedroom Three

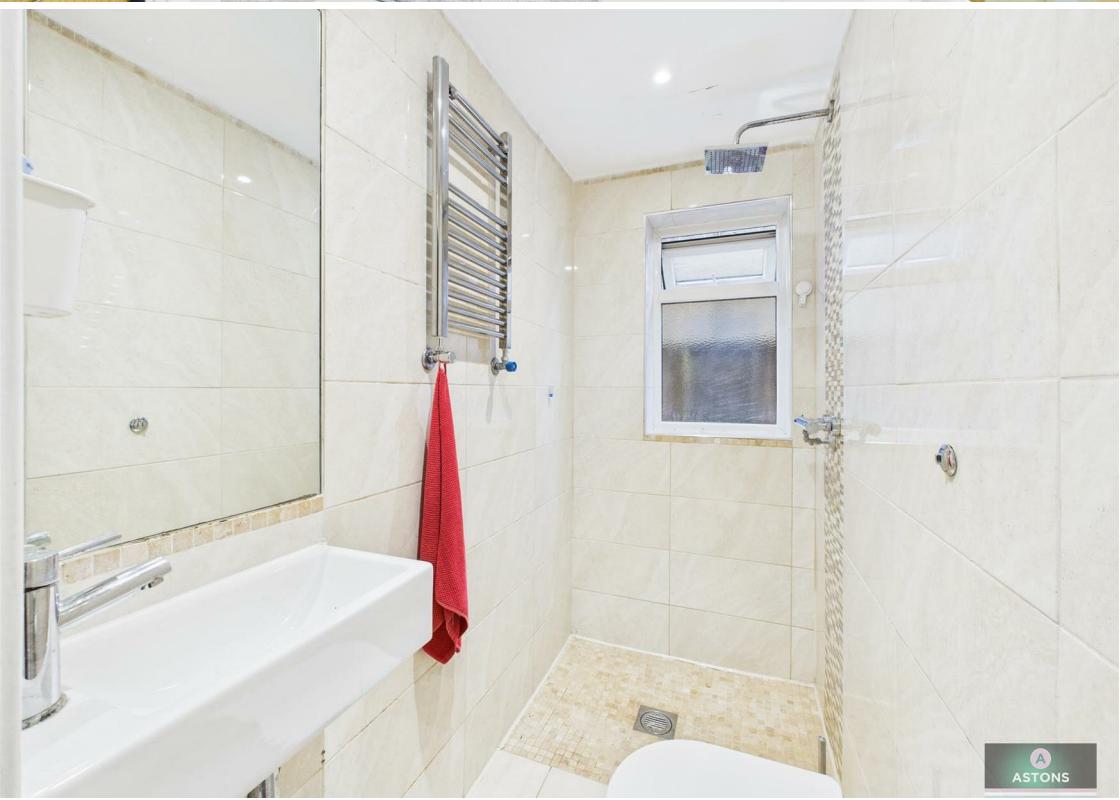
12'3 x 9'9 (3.73m x 2.97m)

Two upvc double glazed windows, wood effect laminate flooring, coving, single radiator, built in wardrobe.



### Bedroom Four

9'0 x 6'9 (2.74m x 2.06m)



Upvc double glazed window, single radiator, wood effect laminate flooring, fitted units at eye level and fitted desk top.



**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 £150 per transaction

- Open Convey panel £150 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.

#### Refitted Bathroom

White bathroom suite consisting of w/c, wash hand basin with mixer-tap and under counter units, heated towel rail, walk in shower with attached shower unit, obscure upvc double glazed window, tiled floor, fully tiled walls.

#### To the Front

Driveway for multiple vehicles, lawn area leading to side gate, front door to entrance porch.

#### Integral Garage

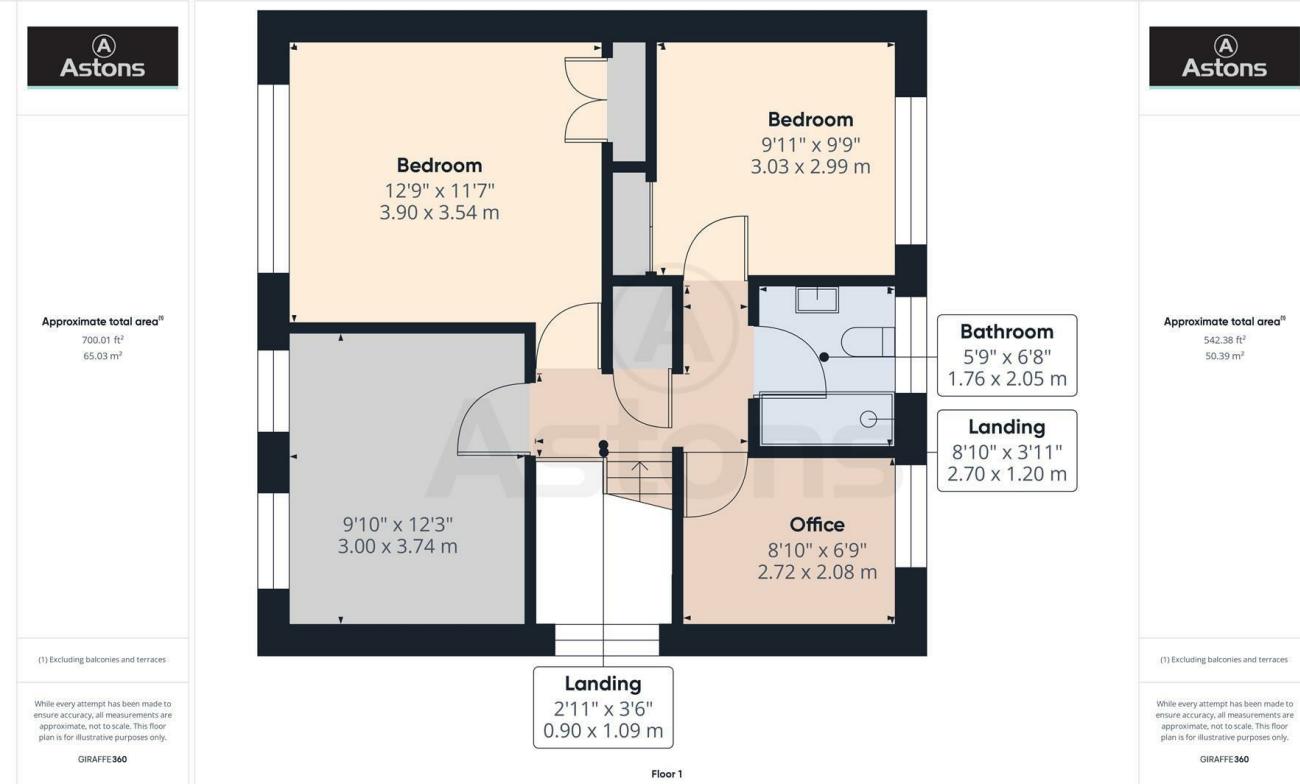
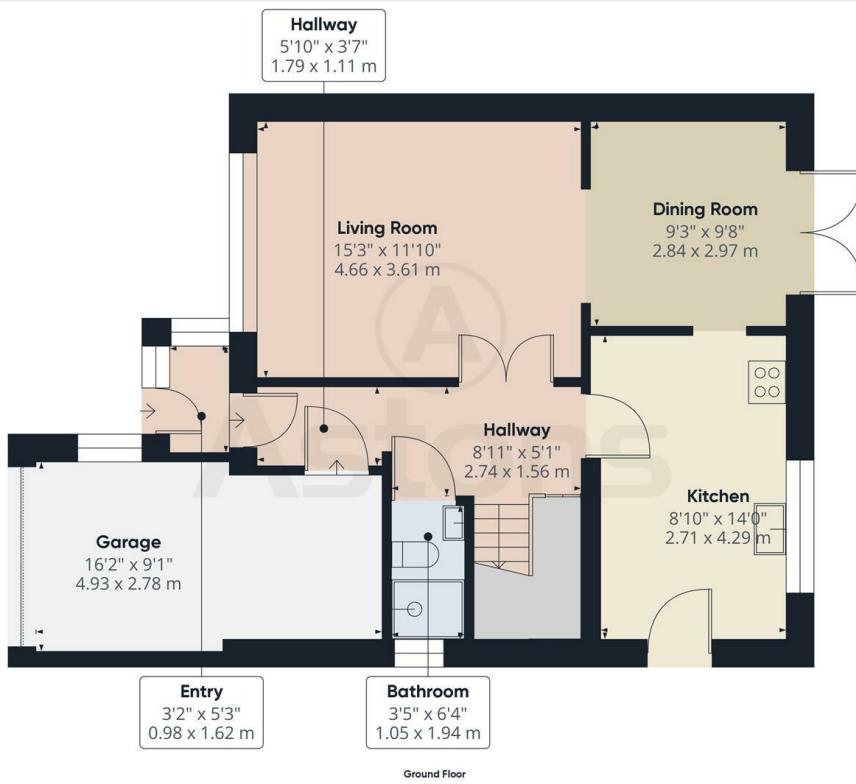
Power and light, wall mounted gas fire boiler, roll over garage door.

#### To the Rear

Decking area adjacent to property, lawn garden, patio path leading to side gate, outside tap, fence enclosed.

#### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	82
(91-91)	B	71	
(89-89)	C		
(88-88)	D		
(86-86)	E		
(84-84)	F		
(81-81)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	79
(91-91)	B	67	
(89-89)	C		
(88-88)	D		
(86-86)	E		
(84-84)	F		
(81-81)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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