



Worth Park Avenue
Three Bridges, West Sussex RH10 3SH
£1,000

A modern two double bedroom ground floor apartment situated in a popular gated development within walking distance of Three Bridges mainline train station. Available immediately. The property benefits from a spacious open plan lounge/dining/kitchen room, en-suite shower room to the main bedroom and further bathroom. The property has allocated parking * Available immediately *

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Hallway

Personal front door, laminate flooring, intercom entry system, wall mounted electric heater, cupboard housing hot water tank, doors to:

Lounge/Kitchen

14'0" widening to 16'0".x 20'11" (4.27m widening to 4.88m.x 6.40m)



Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, built in stainless steel oven with hob over and extractor fan above, space for a fridge/freezer and washing machine, double glazed window, further double glazed bay window, part tiled part laminate flooring, two wall mounted electric heaters.

Bedroom One

12'11" x 8'0" (3.96m x 2.44m)



Double glazed window, electric wall mounted heater.

En-Suite Shower Room



White suite comprising a shower cubicle with a mixer shower unit, hand basin with a vanity unit below and mixer tap, W.C. heated towel rail, extractor fan.

Bedroom Two

10'0" x 8'11" (3.05m x 2.74m)



Double glazed window, wall mounted electric heater.

Bathroom



White suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap and vanity unit below, W.C. part tiled walls, heated towel rail, extractor fan.

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Parking

Allocated parking for one car plus further visitors parking bays.

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 £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.

Members of the property ombudsman

Members of CMP for client money protection

security deposit equivalent 5 weeks rent

reservation deposit equivalent of one weeks rent



| 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 | | |
| 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 | | |
| England & Wales EU Directive 2002/91/EC  | | |