



Lingfield Drive  
Worth, Sussex RH10 7XQ

**£415,000**



VENDOR SUITED Astons are delighted to offer to the market this well presented three bedroom detached house which is situated towards the end of a cul de sac within the popular Pound Hill area. The property has been looked after and improved by the current owners and benefits from a refitted kitchen with integrated appliances, a refitted shower room with an Aqualisa power shower, two reception rooms and a downstairs cloakroom. The house is positioned on a corner plot and has a good sized level garden with a personal door to the garage.



### Hallway

Double glazed front door, solid wood floor, radiator, stairs to the first floor, doors to;

### Downstairs Cloakroom

White suite comprising a W.C, hand basin, part tiled walls, wood floor, obscure double glazed window, radiator.

### Lounge 16'4 x 11'0 (4.88m'1.22m x 3.35m'0.00m)

Two double glazed windows to the front aspect, dado rail, coving, feature fireplace, radiator.

### Dining Room 10'3 x 8'0 (3.05m'0.91m x 2.44m'0.00m)

Double glazed french doors to the garden, dado rail, coving.

### Kitchen 10'0 x 7'10 (3.05m'0.00m x 2.13m'3.05m)

Refitted modern base and eye level units with work surfaces over and matching splash backs, under unit lighting, stainless steel sink with a mixer tap and drainer, inset five ring hob, and stainless steel extractor fan over, built in stainless steel eye level double oven, integrated fridge/freezer, cupboard housing a gas fired boiler, double glazed window to the rear aspect, space for a washing machine.

### Landing

Double glazed window to the side aspect, radiator, airing cupboard, access to the loft space, doors to;

### Bedroom One 13'4 x 9'10 (3.96m'1.22m x 2.74m'3.05m)

Double glazed window to the rear aspect, radiator, built in wardrobes.

### Bedroom Two 11'2 x 8'2 (3.35m'0.61m x 2.44m'0.61m)

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

### Bedroom Three 7'11 x 7'10 (2.13m'3.35m x 2.13m'3.05m)

Double glazed window to the front aspect, radiator.

### Shower Room

Refitted white suite comprising a shower cubicle with an Aqualisa power shower unit, hand basin with a mixer tap and unit below, W.C. with a concealed cistern, tiled walls with mosaic inserts, double glazed obscure window, heated towel rail, recessed lights.

### To The Front

Path to the front door, garden area to the side.

### Rear Garden

Mainly lawned with fence enclosed borders, patio area adjacent to the house, side access gate, personal door to the garage.

### Garage

With an up and over door, personal door to the garden, power and light, driveway to the front.



### 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

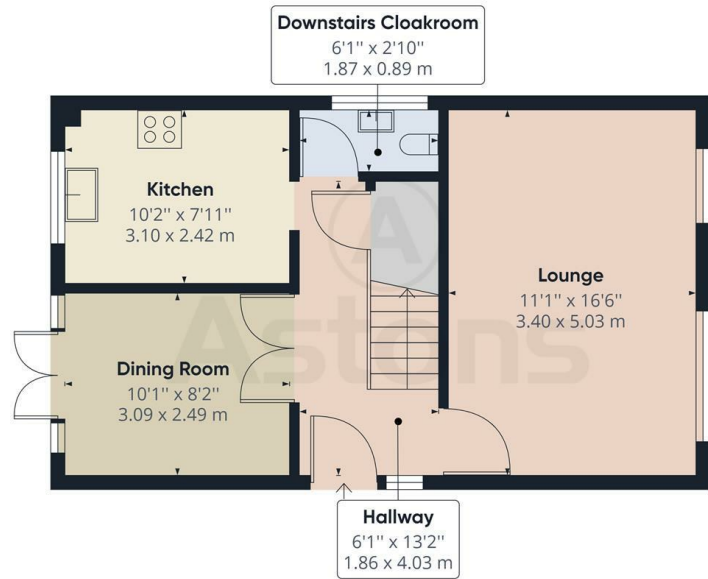
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.











Ground Floor

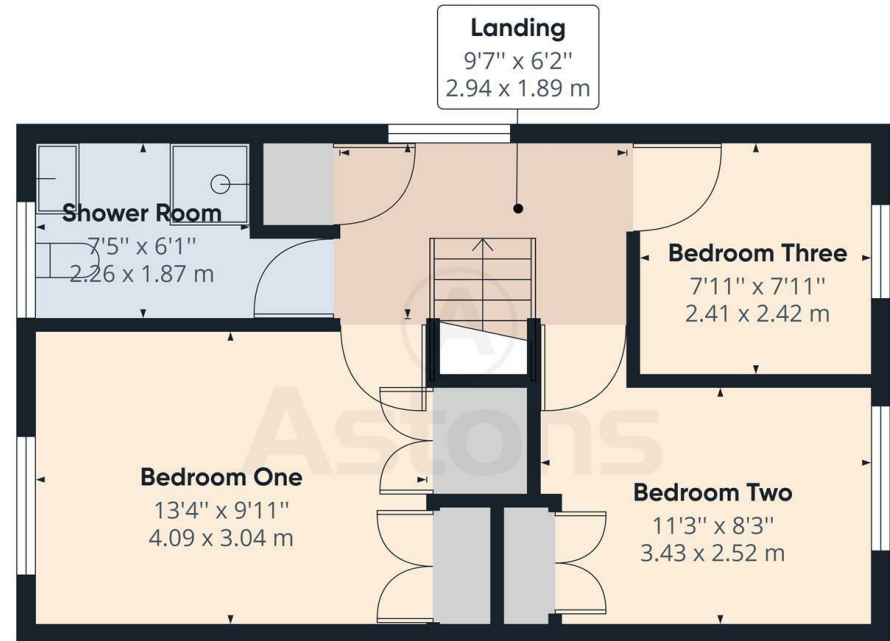


Approximate total area<sup>(1)</sup>  
466.28 ft<sup>2</sup>  
43.32 m<sup>2</sup>

(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.

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Floor 1



Approximate total area<sup>(1)</sup>  
425.38 ft<sup>2</sup>  
39.52 m<sup>2</sup>

(1) Excluding balconies and terraces

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