



Gossops Green Lane  
Gossops Green, West Sussex RH11 8BJ

**£450,000**



An opportunity to purchase this much loved family home, situated in the popular Gossops Green area. The property is semi detached and has four bedrooms, two reception rooms, kitchen and bathroom. The house is ideally situated in a residential road of similar houses, within a quarter of a mile of Ifield train station, close to local shops and schools for all age ranges. The property has been well cared for over the years and benefits from a driveway to the front leading to the detached garage and from an attractive, good sized garden to the rear. The house is being offered with no onward chain.





### Hallway

Obscure double glazed front door, radiator, under stairs cupboard, stairs to the first floor, thermostat, doors to:

### Lounge

Double glazed window to the front, coving, wall lights, gas fire, double doors to:

### Dining Room

Double glazed patio doors to the garden, radiator, door to:

### Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, under unit lighting, inset stainless steel sink with double drainers and mixer tap, built in eye level stainless steel double oven, inset four ring gas hob with extractor hood above, space for a washing machine, slimline dishwasher and under counter fridge and freezer, double glazed window to the rear, larder cupboard, obscure double glazed door to the side, radiator, coving.

### Rear Garden

The garden is level and a good size and comprises a paved patio area adjacent to the house with double gates leading to the front. The remainder of the garden is lawned with well stocked plant and shrub borders, two wooden sheds, fence enclosed.



### Detached Garage

With double swing doors, double glazed window to the side.

### To The Front

There is a dwarf brick wall border to the front with a driveway providing parking for two to three cars with a large lawned area to the side. The driveway leads through double gates to the rear and the garage, path to the front door.

### Landing

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

### Bedroom Three

Double glazed window to the front, radiator, fitted desk, storage units.

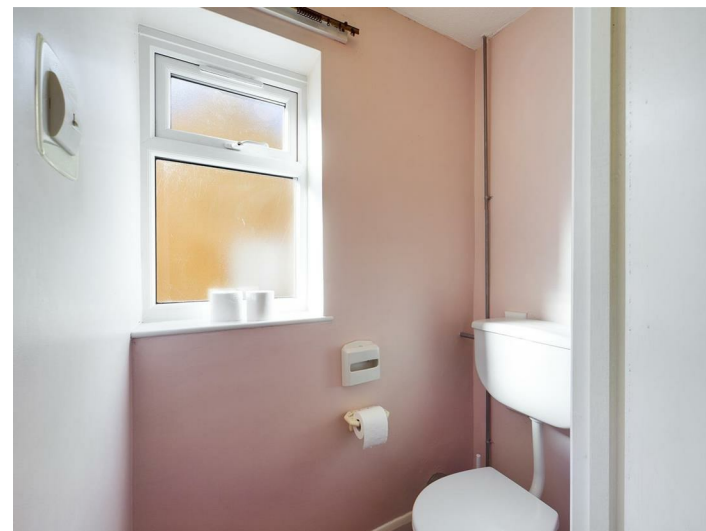
### Bathroom

Suite comprising a panel enclosed bath with a mixer tap and shower attachment pedestal hand basin, part tiled walls, radiator, obscure double glazed window, radiator.



### Separate W.C.

W.C. obscure double glazed window.



### Bedroom Four

Double glazed window to the rear, built in wardrobe.

### Bedroom Two

Double glazed window to the rear, built in wardrobe.

### Bedroom One

Double glazed window to the front, fitted eye level units.

### Council Tax Band

The property is in council tax band E.

### 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

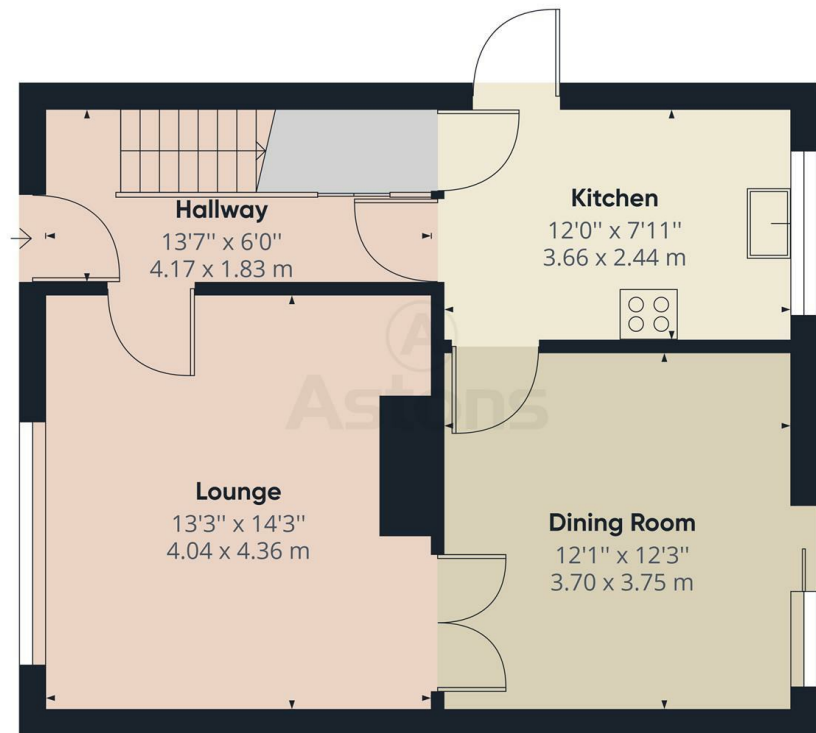






- Open Convey panel £150 per transaction

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 Building 1

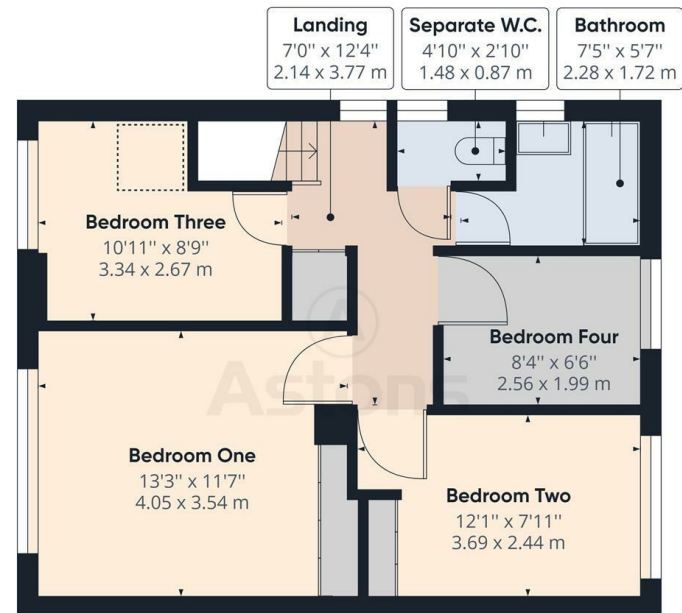


Approximate total area<sup>(1)</sup>  
527.03 ft<sup>2</sup>  
48.96 m<sup>2</sup>

(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 Building 1



Approximate total area<sup>(1)</sup>  
503.78 ft<sup>2</sup>  
46.80 m<sup>2</sup>

(1) Excluding balconies and terraces

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