



ASTONS



Salisbury Road  
Tilgate, West Sussex RH10 5LU

£360,000

Located in a superb position fronting onto the Park in the desirable area of Tilgate, this delightful extended terraced house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining.

The house boasts three generously sized bedrooms, making it an ideal home for families or those seeking extra space. The property further benefits from an additional shower room alongside the family bathroom, providing convenience and privacy for all occupants.

The location of this home is particularly appealing, as it is situated in a friendly neighbourhood with easy access to local amenities, parks, and schools. Tilgate Park which is opposite the house and offers plenty of walking, cycling, water sports on the lake and a family friendly Zoo. Residents can enjoy the tranquillity of suburban living while being just a short distance from the vibrant town centre.

This terraced house on Salisbury Road is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest in a promising opportunity, this home is sure to meet your needs. Do not miss the chance to view this lovely property and envision your future in Tilgate. The property is being offered with no onward chain.



### Entrance Porch

Double glazed patio doors, double glazed to two sides, obscured double glazed front door to:

### Hallway

Obscured double glazed window to the entrance porch, wood effect flooring, radiator, cupboard housing the electrics, storage cupboard, under stairs space for a fridge/freezer, coving, stairs to the first floor, doors to:

### Living Room

Double glazed window to the front, open fireplace with brick surround, radiator, part glazed doors to the dining room.

### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, inset ceramic one and a half bowl sink with a mixer tap and drainer, built in stainless steel eye level double oven, inset five ring gas hob with a stainless steel extractor hood above, space for a washing machine and dishwasher, recessed lights, open to:

### Dining Room

Double glazed patio doors to the garden, two radiators.

### Landing

Access to the loft space via a pull down ladder, airing cupboard housing the gas fired boiler, doors to:

### Bedroom One

Double glazed window to the front, radiator, built in cupboard.

### Bedroom Two

Double glazed window to the rear, radiator.

### Bedroom Three

Double glazed window to the front, radiator, cupboard.



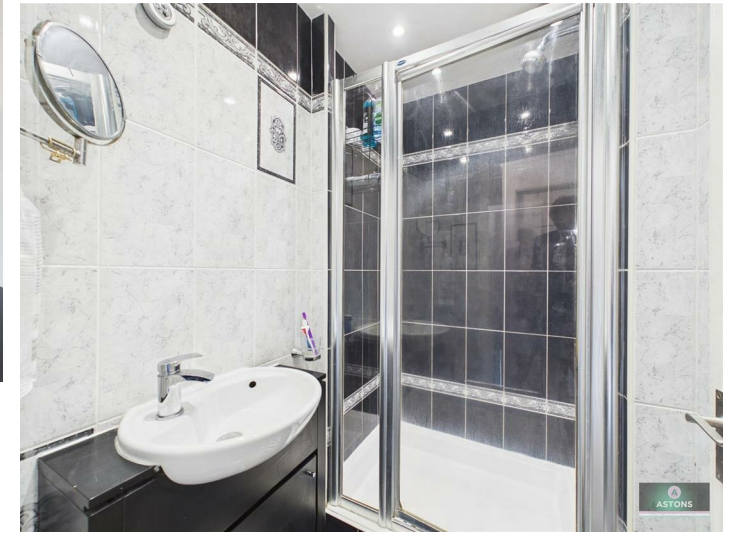
### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin with a mixer tap, wc, tiled walls, tiled floor, heated towel rail, recessed down lighters, two obscured double glazed windows.



### Shower Room

Shower cubicle with a mixer shower unit, hand basin with a mixer tap and vanity unit below, tiled walls, recessed down lighters, extractor fan.



### To The Front

Dwarf walled boundary with gated access and path to the front door, garden areas to either side, views towards Tilgate Park to the front.





### Rear Garden

The garden comprises a decked seating terrace adjacent to the house with step down to an artificial lawned area, shed to the rear, fence enclosed borders.



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.

### Anti Money Laundering

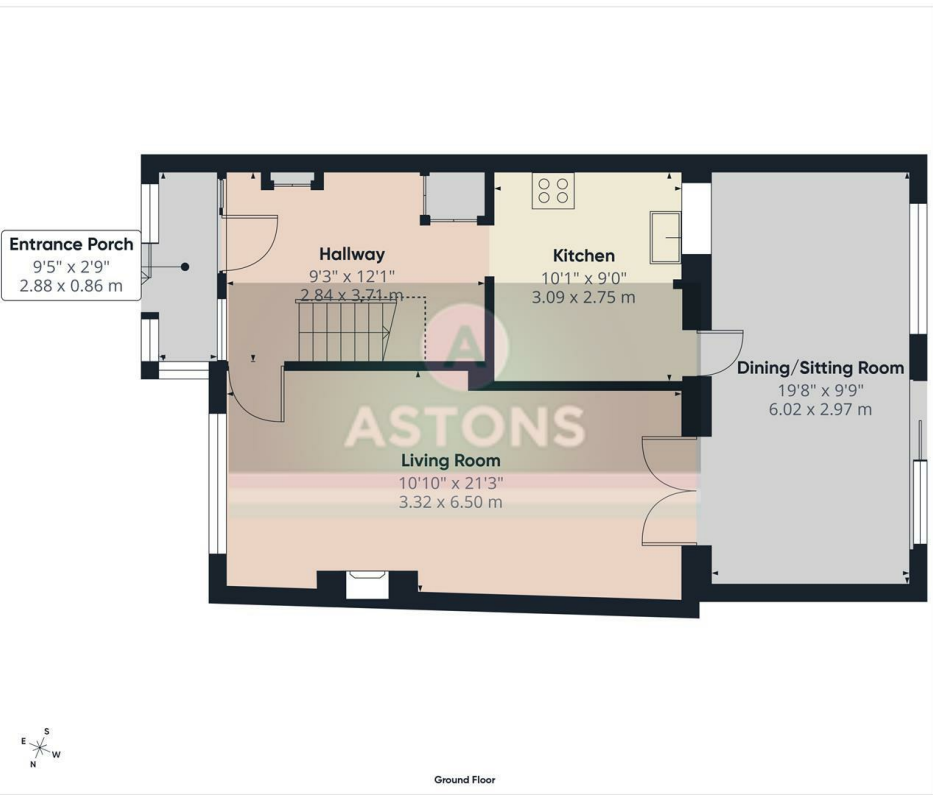
In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity 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



**Approximate total area<sup>(1)</sup>**  
646 ft<sup>2</sup>  
60 m<sup>2</sup>

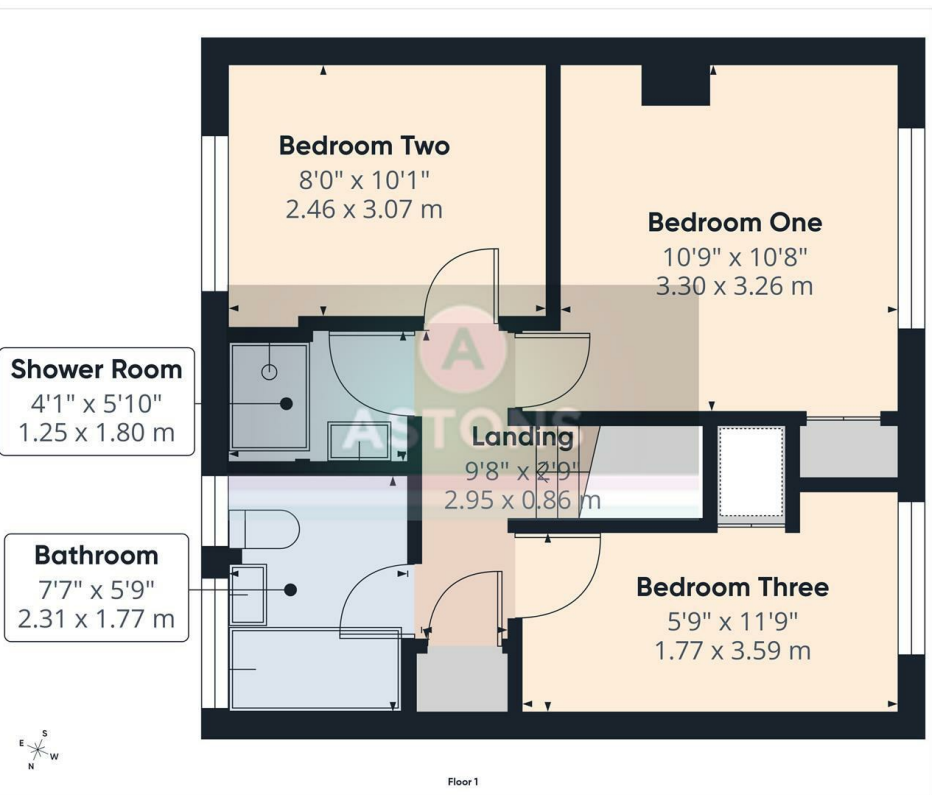
**Reduced headroom**  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom:  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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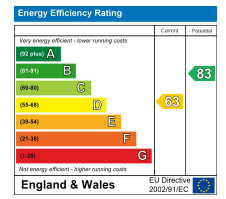


**Approximate total area<sup>(1)</sup>**  
378 ft<sup>2</sup>  
35.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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