



ASTONS



Chaucer Road
Pound Hill, West Sussex RH10 3AW

Offers In Excess Of £450,000

Astons are pleased to offer this four bedroom semi detached house to the market. The property is ideally located in the popular Pound Hill area, within a mile of Three Bridges mainline train station. The current owners converted the loft and the property now boasts an extra bedroom and additional shower room, making it ideal for families or those seeking extra space for guests or a home office.

The property has re-plastered walls and is neutrally decorated throughout, making it a perfect blank canvas for any prospective buyer(s) to make their mark. The house benefits from a spacious living room which leads into the dining room, gas radiator heating, double glazed windows and welcoming entrance hallway. Outside there is a shared driveway which leads to the garage and an enclosed garden to the rear.

Pound Hill is known for its convenience and accessibility, with local amenities, parks, schools for all ages and transport links within easy reach, making it a fantastic place to call home.

Whether you are looking to settle down or invest, this home offers a wonderful blend of comfort and practicality. Do not miss the chance to view this lovely residence and envision your future here.



Hallway

Obscured double glazed front door and window, under stairs cupboard, radiator, stairs to the first floor, doors to:

Living Room

Double glazed window to the front, radiator, archway to:

Dining Room

Double glazed patio doors to the garden, radiator.

Kitchen

Range of base and eye level units with work surfaces and tiled splashbacks, stainless steel sink with a mixer tap and drainer, built in oven with hob over and extractor fan above, extractor hood above, unit housing a gas fired boiler, space for a fridge/freezer, dishwasher and washing machine, double glazed window to the rear, obscured double glazed door to the side.

Landing

Stairs to the second floor, double glazed window to the side, doors to:

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the front, radiator.

Bedroom Four

Double glazed window to the front, radiator.

Bathroom

White suite comprising a panel enclosed bath with a shower unit over, hand basin, wc, part tiled walls, obscured double glazed window, radiator.

Second Floor Landing

Doors to:

Bedroom One

Double glazed window to the rear, double glazed velux window,

Shower Room

White suite comprising a shower cubicle with a Triton shower unit, pedestal hand basin, wc, part tiled walls,, radiator, obscured double glazed window, extractor fan.

To The Front

Shared driveway leading to the garage, garden area to the side with potential to create a personal driveway, (subject to planning).

Garage

With an up and over door, power and light.

Rear Garden

The garden is mainly lawned with fence enclosed borders, patio area adjacent to the house, side access gate.

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.

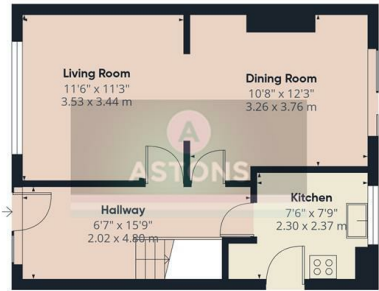
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

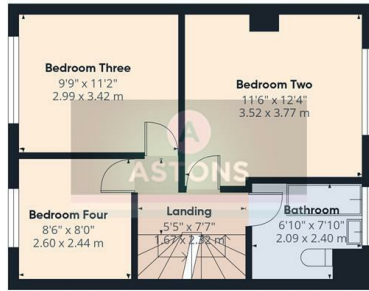
Conveyancing - Lewis & Dick £200 per transaction

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.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 1190 ft²
 110.5 m²

Reduced headroom
 24 ft²
 2.2 m²

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Worst energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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