Adelphi Close
Maidenbower, West Sussex RH10 7HA

£519,950

Astons are delighted to offer to the market this well presented and extended four bedroom detached family home, which was built by Bryant Homes to their popular "Victoria" design. The property is ideally situated in a cul de sac within the sought after Maidenbower area, close to well regarded local schools, shops, park and amenities. The house benefits from a spacious refitted kitchen/dining room with the addition of a family room leading on from this, which creates a lovely family area. Further benefits include a refitted en-suite shower room to the main bedroom, a refitted bathroom, double glazing, driveway and garage and an enclosed southerly aspect rear garden.

Entrance Hallway

Radiator, coving, under stairs cupboard, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a close coupled W.C, pedestal hand basin with a mixer tap and tiled splashback, tiled floor, radiator, obscure double glazed window, recessed lights.

Lounge

13'11 x 13'2 narrowing to: 11'8 (4.24m x 4.01m narrowing to: 3.56m)

Double glazed bow window to the front aspect and two double

glazed windows to the side aspect with fitted shutters, wall lights, recessed lights.

Kitchen/Dining Room

21'2 x 9'6 (6.45m x 2.90m)

Refitted range of base and eye level units with work surfaces over and tiled splashbacks, one and half bowl stainless steel sink with a mixer tap and drainer, space for a range style cooker, integrated fridge/freezer and dishwasher, double glazed window to the rear aspect, radiator, coving, recessed spotlights, archway to the utility room, glazed folding doors to:

Family Room

15'5 x 8'11 (4.70m x 2.72m)

Double glazed bi fold doors to the garden, double glazed window to the side aspect, two roof lanterns, large walk in cupboard, vertical feature radiator, door to the garage.

Landing

Access to the loft space, recessed lights, airing cupboard, doors to:

Bedroom One

12'0 x 11'11 (3.66m x 3.63m)

Double glazed windows to the front and side aspects with fitted shutters, radiator, built in wardrobes with sliding mirror fronted doors, door to:

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En-Suite Shower Room

White suite comprising a corner shower cubicle with an Aqualisa mixer shower unit, hand basin with a mixer tap and unit below, close coupled W.C, tiled walls, tiled floor, coving, extractor fan, heated towel rail.

Bedroom Two

9'9 x 9'8 (2.97m x 2.95m)

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

Bedroom Three

9'5 x 8'4 plus door recess (2.87m x 2.54m plus door recess)
Double glazed window to the rear aspect, radiator, eaves cupboard.

Bedroom Four

11'4 x 6'9 (3.45m x 2.06m)
Double glazed window to the front aspect, radiator.

Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, hand basin with a mixer tap and unit below, close coupled W.C, recessed lights, heated towel rail.

To The Front

Driveway to the front with parking for two cars with garden area to the side.

Garage

17'0 x 8'2 (5.18m x 2.49m)
With an up and over door, power and light, personal door to the house.

Rear Garden

The garden has a southerly aspect and comprises, a paved patio adjacent to the house with the rest being laid to lawn with plant and shrub borders, block paved path to the side with access gate.

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.

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Ground Floor

Family Room

Kitchen/Dining Room

Garage

Utility Room

Hallway

WC

Lounge

First Floor

Bedroom 2

Bathroom

Bedroom 3

En-suite Shower Room

Landing

Bedroom 4

Bedroom 1

Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

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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 CO2 emissions		
(92 plus) A		
(81-91) B		
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