



**Rother Crescent
Gossops Green, West Sussex RH11 8DF**

£1,150

* well presented, extended and improved, three bedroom house * situated in Gossops Green * walking distance of Ifield train station * refitted kitchen/breakfast room * separate lounge and dining rooms * Large conservatory * Upvc double glazing * gas heating to radiators * fully enclosed rear garden *

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Entrance Hall

Upvc double glazed front door to entrance lobby, Upvc double glazed window, wood effect laminate flooring, storage cupboard, stairs to first floor landing, archway through to

Kitchen/Breakfast Room

18'3 x 10'1 narrowing to 5'11 (5.56m x 3.07m narrowing to 1.80m)

Refitted with units at base and eye level, roll-topped work surfaces, single drainer sink, built-in oven, gas hob with extractor hood, space and plumbing for washing machine, space for fridge/freezer, breakfast bar, part tiled walls, wood effect laminate flooring, Upvc double glazed window, single radiator, coving, s/wood part glazed door to conservatory, doorway to

Dining Room

9'11 x 9'2 (3.02m x 2.79m)

Upvc double glazed sliding patio doors to conservatory, single radiator, coving, doorway through to

Lounge

11'11 x 10'9 (3.63m x 3.28m)

Upvc double glazed bay window to front, double radiator, coving

Conservatory

19'0 x 9'6 (5.79m x 2.90m)



Upvc double glazed construction with brick built plinth, wood effect laminate flooring, power and light, two double radiators, pair Upvc double glazed french casement doors to rear garden

First Floor Landing

Access to loft space, airing cupboard housing wall mounted gas fired combi-boiler, doors to

Bedroom One

11'11 narrowing to 10'11 x 10'9 (3.63m narrowing to 3.33m x 3.28m)

Upvc double glazed window, single radiator, built-in wardrobe

Bedroom Two

10'2 maximum x 12'6 narrowing to 7'8 (3.10m maximum x 3.81m narrowing to 2.34m)

Upvc double glazed window, single radiator, dado rail

Bedroom Three

11'10 x 7'2 narrowing to 6'0 (3.61m x 2.18m narrowing to 1.83m)



Upvc double glazed window, single radiator, built-in cupboard over bulkhead

Refitted Bathroom

White suite comprising panel enclosed bath with power shower, wash hand basin with pedestal, close coupled w.c, fully tiled walls, tiled floor, heated chrome towel rail, two Upvc double glazed windows

To The Front

Dwarf brick wall, paved and shingled front garden with raised flower bed

To The Rear

Fully enclosed timber fencing, steps up to decking area leading to lawn, pond, further decking to rear with gazebo over, shrubs to borders, timber shed

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.

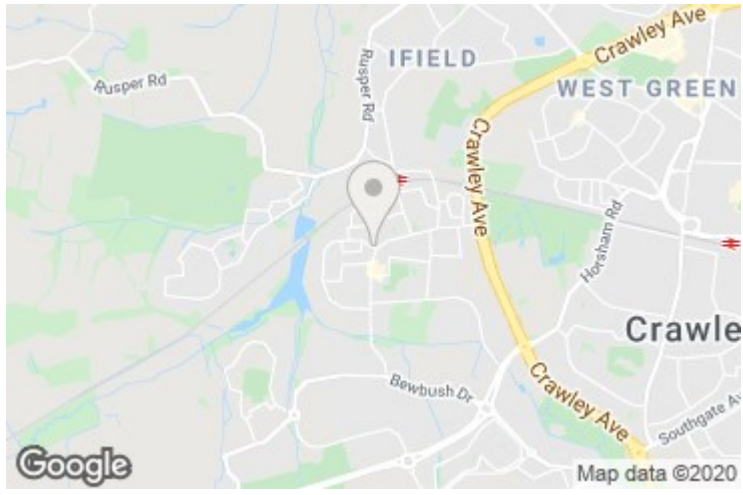
Members of the property ombudsman

Members of CMP for client money protection

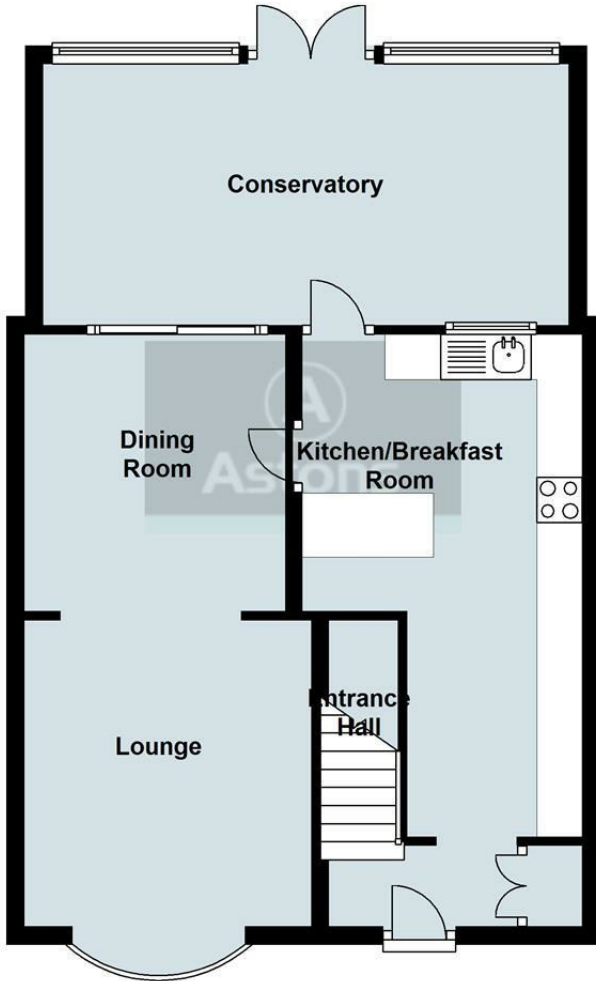
holding deposit equivalent of one week rent

security deposit equivalent 5 weeks rent

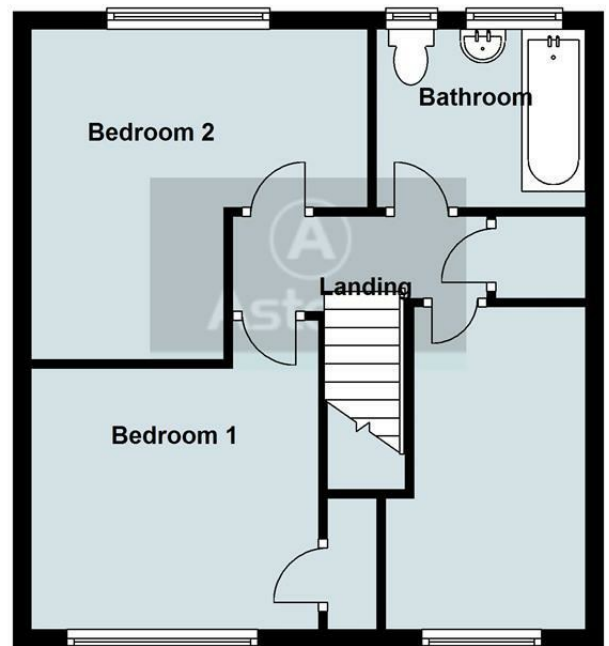
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Ground Floor



First Floor



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

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 CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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