



Early Commons
Three Bridges, West Sussex RH10 1RF

£329,950

Astons are pleased to offer this spacious three bedroom house to the market for the first time since it was built in 1953, which is situated in a cul de sac within the Three Bridges area, close to the town centre, local schools, transport links and amenities. The property requires some modernisation and benefits from having two light and airy reception rooms which look out onto the level, south facing rear garden, a downstairs cloakroom, kitchen and separate utility area, gas radiator heating and three good sized bedrooms. The property has a block paved driveway to the front with parking for two cars. The house is being offered with no onward chain.



Hallway

Double glazed front door, radiator, stairs to the first floor, under stairs cupboard, doors to:

Lounge 12'0 x 11'0 (3.66m x 3.35m)

Double glazed window to the rear aspect, coving, gas fire with a back boiler to the rear, radiator, archway to:

Dining Room 9'11 x 9'7 (3.02m x 2.92m)

Double glazed door to the garden, coving, radiator,.

Kitchen 12' x 7'4 (3.66m x 2.24m)

Range of base and eye level units with work surfaces over and tiled splash backs, inset one and a half bowl stainless steel sink with a mixer tap and drainer, space for a cooker, fridge/freezer and washing machine, double glazed window to the front aspect, radiator.

Utility Area 15'8 x 5'9 maximum (4.78m x 1.75m maximum)

Double glazed doors to the front and rear

Downstairs Cloakroom

W.C, double glazed obscured window

Landing

Two double glazed windows to the front aspect, airing cupboard, storage cupboard, access to the loft space, doors to:

Bedroom One 13'9 x 11'9 (4.19m x 3.58m)

Double glazed window to the rear aspect, radiator, fitted wardrobes.

Bedroom Two 11'2 x 10'5 (3.40m x 3.18m)

Double glazed window to the rear aspect, radiator.

Bedroom Three 11'2 x 6'7 (3.40m x 2.01m)

Double glazed window to the rear aspect, radiator, fitted wardrobe.

Bathroom

Suite comprising a panel enclosed bath, hand basin, W.C, tiled walls, obscure double glazed window, radiator.

To The Front

Block paved driveway with parking for two cars, small lawned area.

Rear Garden

Paved patio area adjacent to the rear of the house, paved path leading to the rear with lawned area to the side, plant and shrub borders, fence enclosed.

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.

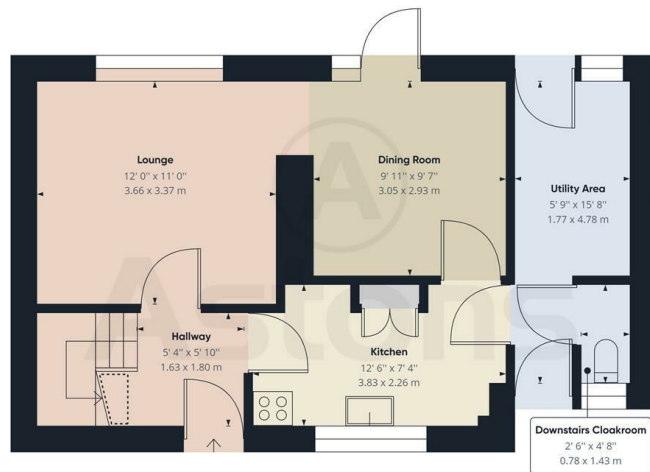
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.





Approximate total area⁽¹⁾

489.60 ft²
45.49 m²

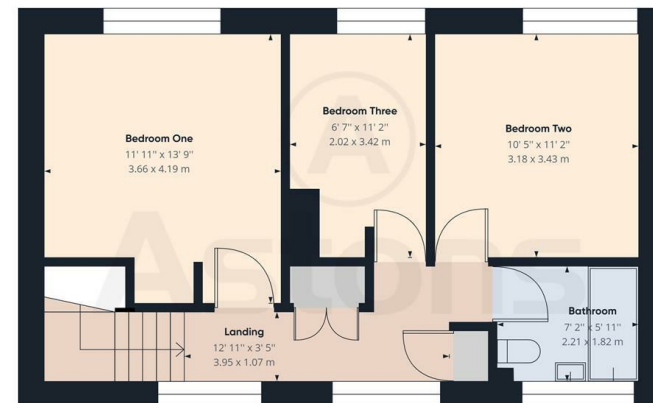
Reduced headroom
4.14 ft²
0.38 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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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Approximate total area⁽¹⁾

463.74 ft²
43.08 m²

(1) Excluding balconies and terraces

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