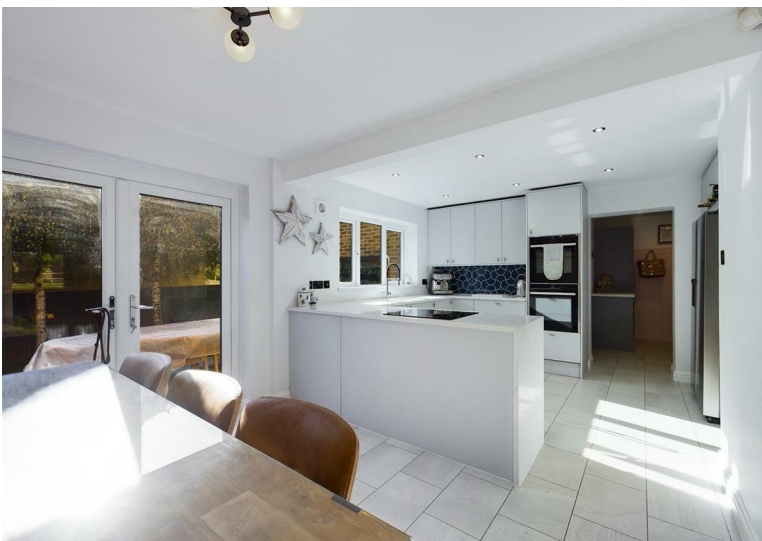




Harold Road
Worth, West Sussex RH10 7RD

£595,000

Astons are delighted to offer to the market this very well presented and updated four bedroom detached family home, which is ideally situated within the sought after Worth area. The property has been lovingly refurbished from top to bottom by the current owners and now benefits from a stunning kitchen/dining room, with quality integrated appliances, separate utility, refitted downstairs cloakroom, a replacement Worcester gas fired boiler, a refitted family bathroom and a refitted en-suite shower room to the main bedroom. Outside there is a block paved driveway to the front leading to the garage, which has been largely converted and now offers storage space, and an enclosed south facing garden to the rear with fence enclosed borders.



Hallway

Double glazed front door, double glazed obscured window, period style radiator, built in cupboard, wood effect flooring, stairs to the first floor, recessed down lighters, doors to:

Downstairs Cloakroom

White refitted suite comprising a W.C. pedestal hand basin, part tiled walls, wood effect flooring, obscure double glazed window, recessed down lighters.



Kitchen/Dining Room

Refitted range of base and eye level units with quartz work surfaces over, inset sink with a hose style mixer tap, built in eye level double Neff ovens the top one with hide and slide door, inset Neff induction hob, integrated Siemens dishwasher, space for an American style fridge/freezer, Amtico tile effect flooring, double glazed window and french casement doors to the garden, open through to:

Utility Room

Base level units to two walls, work surfaces over, part wood panelled walls, access to second loft space, space and plumbing for a washing machine and tumble dryer, wall mounted gas fired Worcester boiler installed in 2021, door to the garage, heated towel rail.



Study/Play Room

Double glazed window to the rear with fitted shutters, period style radiator, recessed down lighters.

Lounge

Double glazed window to the front with fitted shutters, period style radiator, feature gas stove with wood mantel, coving.

Landing

Double glazed window to the side, airing cupboard with hot water cylinder, access to the loft space, coving, doors to:

Bedroom One

Double glazed window to the front with fitted shutters, period style radiator, coving, built in wardrobes.

En-Suite Shower Room

Refitted white suite comprising a shower cubicle with Aqualisa mixer power shower unit, hand basin with a mixer tap and vanity unit below, W.C. with a concealed cistern, tiled walls, wood effect flooring, obscure double glazed window, recessed down lighters, heated towel rail, extractor fan.

Bedroom Two

Bedroom Three

Double glazed window to the front with fitted shutters, built in wardrobe, radiator.

Bedroom Four

Double glazed window to the rear with fitted shutters, coving, radiator.

Bathroom

Refitted white suite comprising a panel enclosed bath with a central mixer tap, hand basin with a mixer tap and vanity unit below, W.C. with a concealed cistern, tiled walls, wood effect flooring, obscure double glazed window, extractor fan, recessed down lighters, heated towel rail.



To The Front

Block paved driveway with electric charging point, shrub borders, path to the front door.

Garage

The garage has been largely converted and now offers storage space with an electric roll over door, personal door to the house and power and light.

Rear Garden

Paved patio seating terrace adjacent to the house leading to a lawned area with raised planters to one side, step down to a further paved patio area with wooden shed, fence enclosed borders, side access gate.





Council Tax Band

The property is in council tax band F

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.



Ground Floor

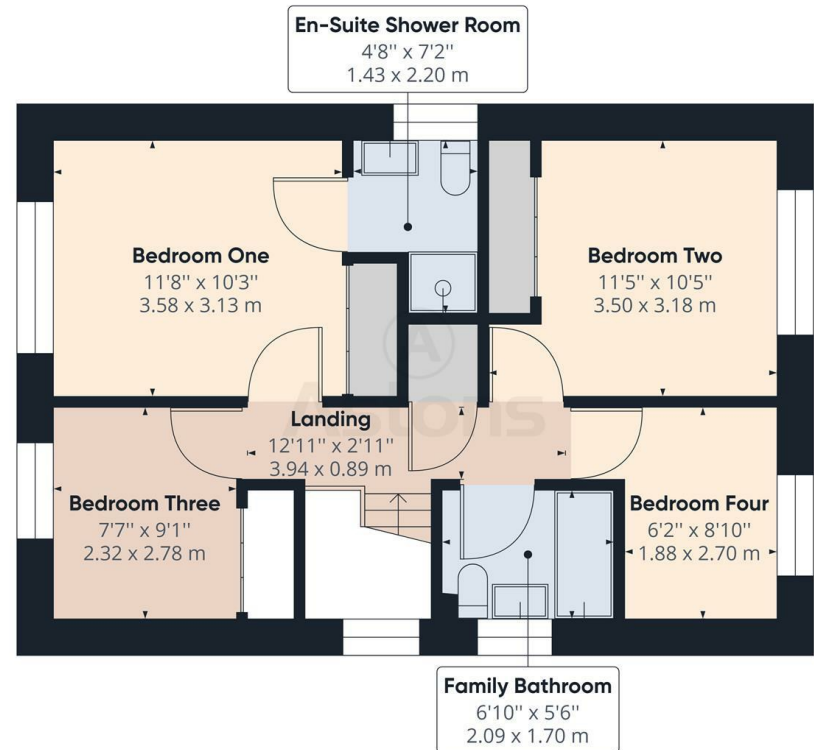


Approximate total area⁽¹⁾
825.78 ft²
76.72 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE 360



Floor 1



Approximate total area⁽¹⁾
509.37 ft²
47.32 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE 360

