



Longhurst Road
Broadfield, West Sussex RH11 9SW

£345,000

Astons are pleased to offer this well presented three bedroom semi detached house to the market. The property benefits from three good sized bedrooms, a spacious lounge/dining room, a downstairs cloakroom and a fitted kitchen. Outside the house has an attractive enclosed rear garden, a block paved driveway to the front with parking for two/three cars leading to the attached garage.



Hallway

Double glazed front door, laminate wood flooring, thermostat, stairs to the first floor, under stairs storage area, doors to:

Downstairs Cloakroom

White suite comprising a W.C, hand basin with mixer tap, tiled splashbacks, double glazed window.



Lounge/Dining Room

Double glazed windows to the front and rear aspects, two radiators, electric fire with wooden mantle surround.



Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, built in stainless steel oven with a four ring gas hob over and extractor hood above, space for a fridge/freezer, washing machine and tumble dryer, gas fired boiler, double glazed door and window to the garden, radiator.



Landing

Double glazed window to the side aspect, access to the loft space, airing cupboard, doors to:



Bedroom One

Double glazed window to the front aspect, radiator, built in wardrobes.



Bedroom Two

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





Bedroom Three

Double glazed window to the front aspect, radiator, built in wardrobe, fitted wall units.



To The Front

Block paved driveway with parking for two to three cars leading to the garage.

Garage

With an up and over door, power and light, personal door to the garden.

Rear Garden

Paved patio seating terrace adjacent to the house leading to a lawned area with plant and shrub borders, fence enclosed, personal door to the garage.

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

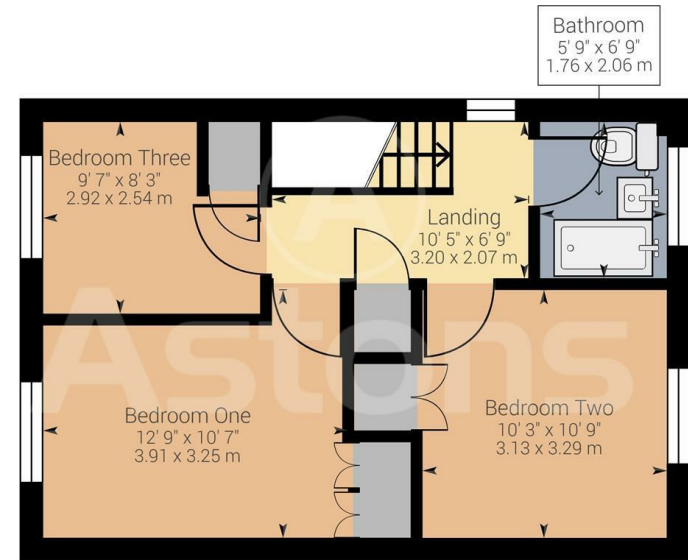
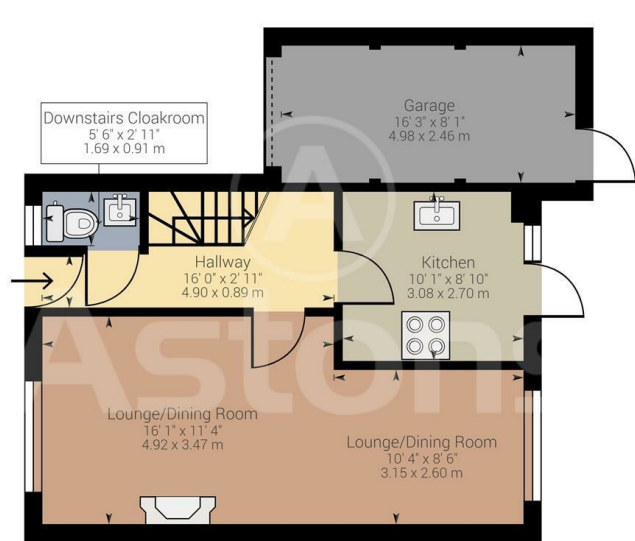
- Open Convey panel £150 per transaction

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.



Bathroom

White suite comprising a panel enclosed bath with a separate Mira shower unit over, pedestal hand basin with a mixer tap, W.C, part tiled walls, heated towel rail, obscure double glazed window, extractor fan.



Approximate net internal area: 474.14 ft² (607.21 ft²) / 44.05 m² (56.41 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Approximate net internal area: 430.1 ft² / 39.96 m²
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	