



ASTONS



Tinsley Lane
Three Bridges, West Sussex RH10 8AW

£775,000

Astons are pleased to offer this stunning extended and improved detached chalet bungalow to the market. The property benefits from spacious accommodation throughout, with over 2,000sq ft of living space over two floors. The layout offers flexibility and comprises five bedrooms, three with en-suite shower rooms making this property ideal for families seeking room to grow or those who enjoy hosting guests.

On the ground floor there are spacious reception rooms including a large kitchen/breakfast room and a stunning bar/playroom with bi-fold doors to the garden. This area of the house could be converted to an annexe for an elderly relative or teenager.

The outdoor space is equally impressive, offering a private garden that provides a tranquil retreat from the hustle and bustle of daily life. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is a versatile space for all occasions.

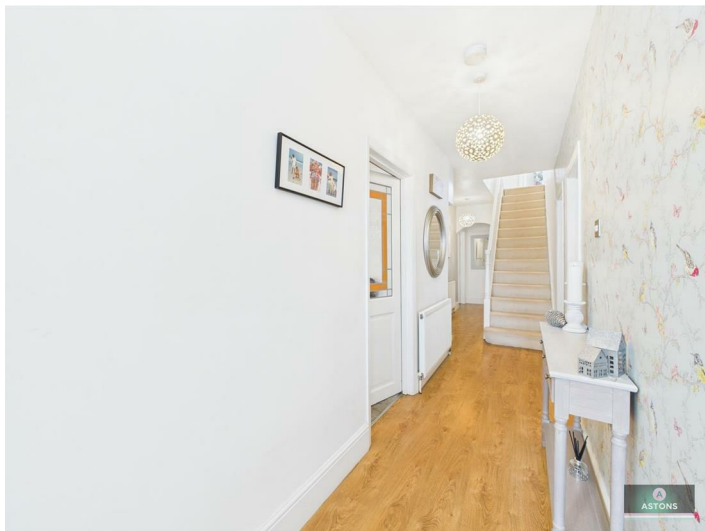
Located in a desirable neighbourhood, this property benefits from excellent local amenities, including easy access to Hazelwick secondary school, parks, and the Tesco Extra in Three Bridges, making it an ideal choice for families. The convenient transport links ensure easy access to Crawley town centre and Three Bridges mainline train station, making commuting a breeze.

The property is being offered with no onward chain - so don't miss the chance to make this property your own.



Hallway

Part double glazed front door with obscured double glazed window to the side, two radiators, wood effect flooring, stairs to the first floor, under stairs storage cupboards, doors to:



Living Room

Bay double glazed window to the front, further double glazed window to the side, two radiators, coving, feature period style living flame gas fire.

Dining Room

Double glazed window to the front, radiator, coving.

Bathroom

White four piece suite comprising a panel enclosed bath with a mixer tap and shower attachment, shower cubicle with Triton shower unit, hand basin with a mixer tap and unit below, wc, airing cupboard with hot water tank and gas fired boiler, obscured double glazed window, coving, heated towel rail, part tiled walls.



Kitchen/Breakfast Room

Range of modern, white base and eye level units with granite work surfaces over and matching splash backs, under unit lighting, part tiled walls, inset stainless steel sink with a mixer tap and drainer, space for a range style cooker with an extractor hood above, integrated dishwasher and washing machine, breakfast bar peninsula divide to sitting area, double glazed windows to the rear and side, double glazed French casement doors to the garden, recessed down lighters.

Utility Area

Double glazed door to the front, space for an American style fridge/freezer, work surface to the side with units below, space for a drinks fridge, recessed down lighters, wood effect flooring, open to:

Bar/Play Room

Double glazed bi-fold doors to one side leading onto the patio terrace, bar with shelf space for drinks etc, wood effect flooring, recessed down lighters,

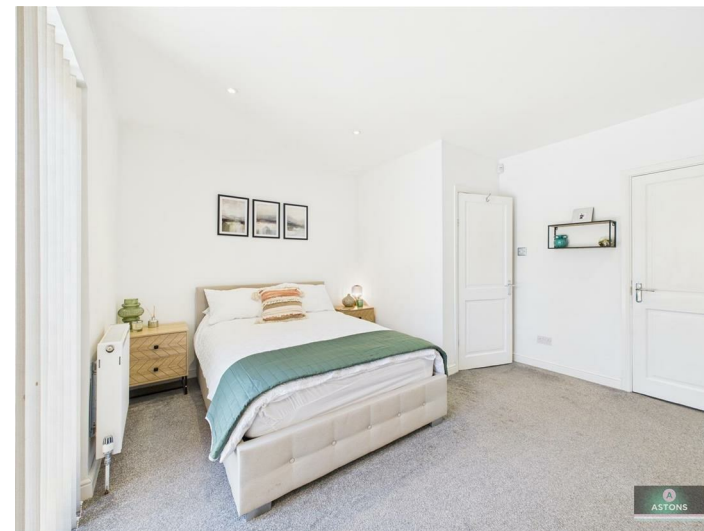


Cloakroom

White suite comprising a wc and a hand basin with a mixer tap, wood effect flooring, recessed down lighter, extractor fan.

Bedroom Two

Double glazed French casement doors to the garden, radiator, recessed down lighters, door to:



En-Suite Shower Room

White suite comprising a large shower cubicle with a Triton shower unit, hand basin with a mixer tap, wc, part tiled walls, tiled floor, obscured double glazed window, heated towel rail, extractor fan.





Landing

Doors to:

Bedroom One

Double glazed window to the front, radiator, double glazed velux window, recessed down lighters, air conditioning unit,



En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin, wc, part tiled walls, heated towel rail, double glazed velux window.

Bedroom Three

Double glazed window to the rear, radiator, air conditioning unit, door to:



En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin, wc, part tiled walls, heated towel rail, double glazed velux window.

Bedroom Four

Double glazed window to the rear, radiator.



Bedroom Five

Two double glazed windows to the side, radiator, air conditioning unit.

To The Front

Pillared entrance leading to a large block paved driveway with parking for several cars, lawned area to the side, fence and hedge borders, side access to the rear.

Rear Garden

The garden forms an attractive feature of this property due to its size and seclusion. It comprises a patio terrace adjacent to the house on two levels, steps up to extensive lawned area, decked seating area, fence enclosed borders, wooden shed to the rear with power, side 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.

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 £200 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.

Anit Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

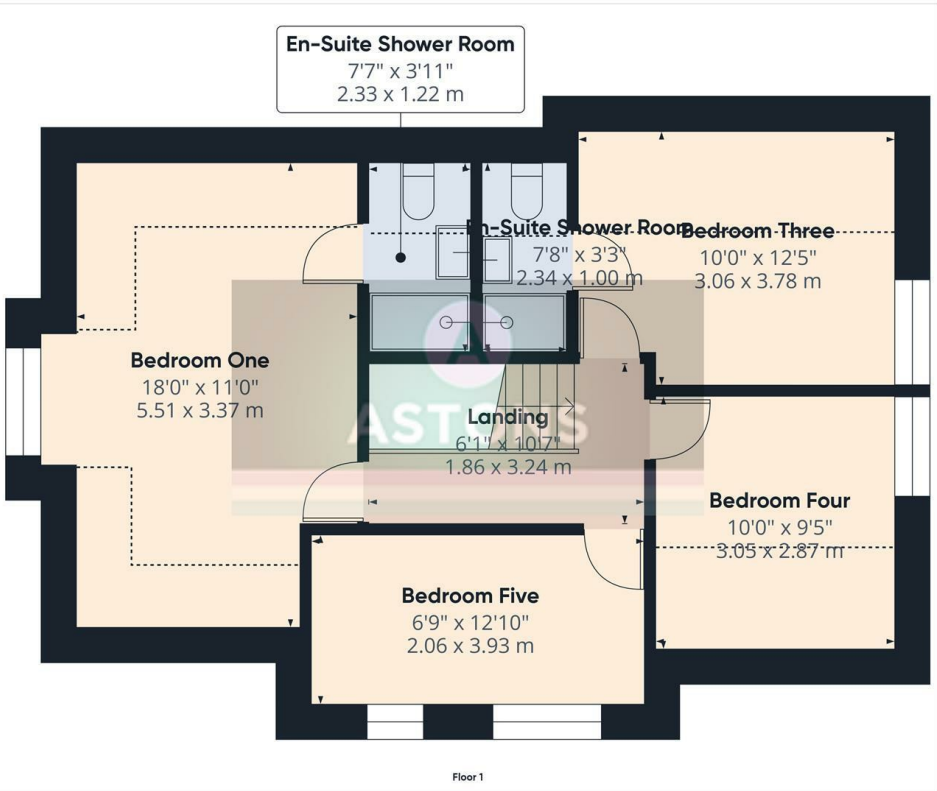


Approximate total area⁹
1421.59 ft²
132.07 m²

(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.
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁹
601.61 ft²
55.89 m²
Reduced headroom
170.63 ft²
15.85 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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