



ASTONS



Somerville Drive
Pound Hill, West Sussex RH10 3TJ

£575,000

Astons are delighted to offer to the market this well presented and extended family home, situated within the sought after "Grattons Drive" area of Pound Hill. The property is a spacious four bedroom detached house that is perfect for families seeking comfort and space. This well-maintained property, built in 1975, boasts a generous living area of 1,163 square feet, providing ample room for both relaxation and entertainment.

The house features an open plan kitchen/dining room across the rear of the house, ideal for hosting guests or enjoying quiet evenings with family. This room leads into a good sized living room and there is also a separate playroom/office.

Outside, the property offers parking for two vehicles on a block paved driveway and to the rear there is an enclosed west facing garden with a patio seating terrace. The surrounding area is known for its excellent local amenities, and benefits from lovely local Parks, shops and well regarded schools for all ages, making it a wonderful place to call home.



Entrance Hallway

Composite front door, double glazed velux window, recessed down lighters, wood effect flooring, glazed door to:

Hallway

Radiator, stairs to the first floor, under stairs cupboard, wood effect flooring, doors to:



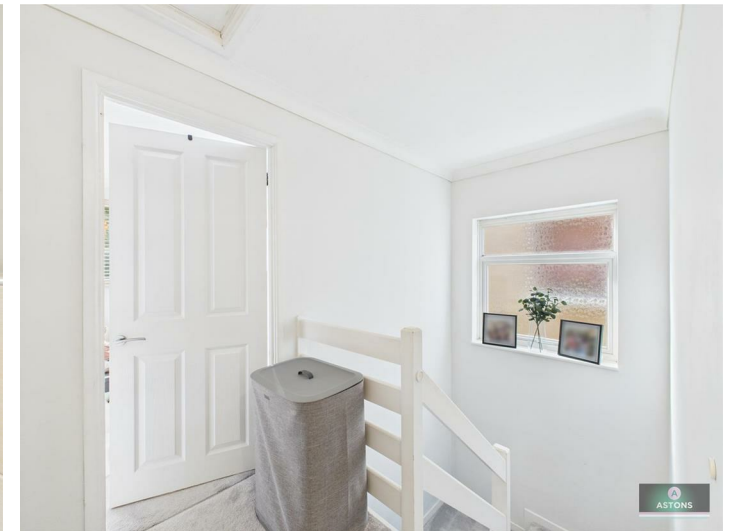
Down Stairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap, part tiled walls, heated towel rail, double glazed obscured window, recessed down lighters.



Playroom/Office

Double glazed window to the front, double glazed velux window, recessed down lighters, wood effect flooring.



Living Room

Double glazed window to the front, coving, wood effect flooring, feature fireplace with a stone hearth and a wooden mantel over, folding doors to:

Kitchen/Dining Room

Range of base and eye level panel fronted units with solid wood work surfaces over and splashbacks, Belfast sink with a mixer tap and drainer, space for a range style cooker with a stainless steel extractor hood above, space for a fridge/freezer, integrated dishwasher, double glazed window to the rear and an obscured double glazed door to the side, tiled floor, recessed down lighters, open to dining area with double glazed patio doors to the garden, coving.

Landing

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

Bedroom One

Double glazed window to the front, built in wardrobe, radiator, part wood panelled walls.



Bedroom Two

Two double glazed windows to the front, radiator, coving.





Bedroom Three

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



Bedroom Four

Double glazed window to the rear, radiator, coving.



Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit over with fixed and hand held heads and glass screen, hand basin with a mixer tap and vanity unit below, wc, part tiled walls, heated towel rail, obscured double glazed window. recessed down lighters.



To The Front

Block paved driveway with parking for two cars leading to the front door with a lawned area to the side.

Rear Garden

Paved patio seating area adjacent to the house, rest of the garden is lawned with plant and shrub borders, fence enclosed borders, side access gate.

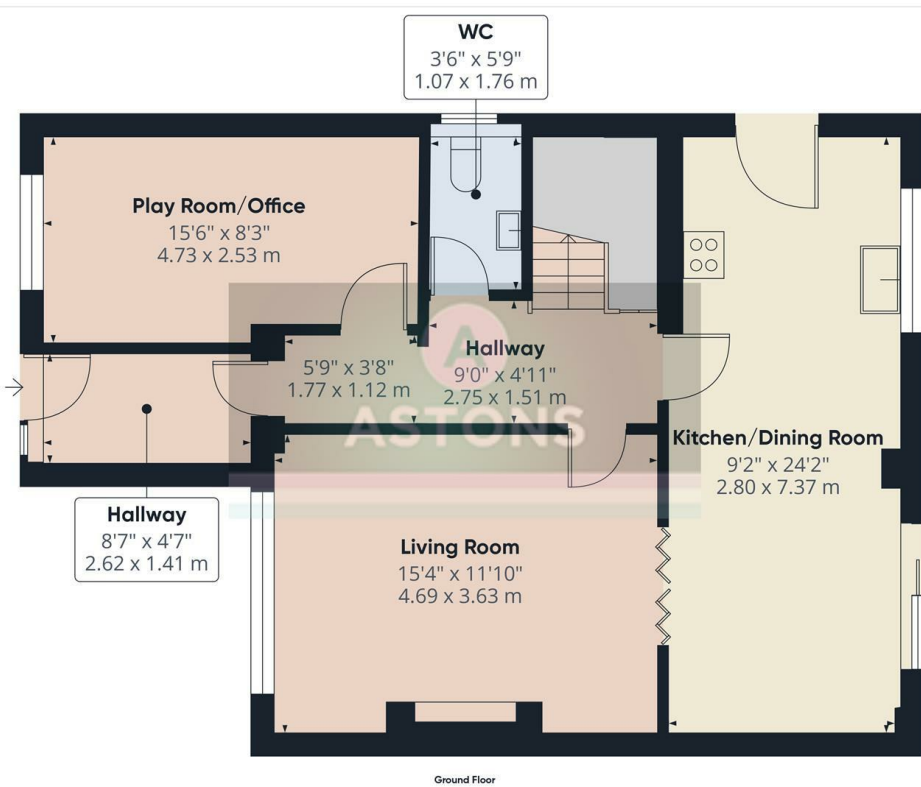


Anti Money Laundering

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.

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.

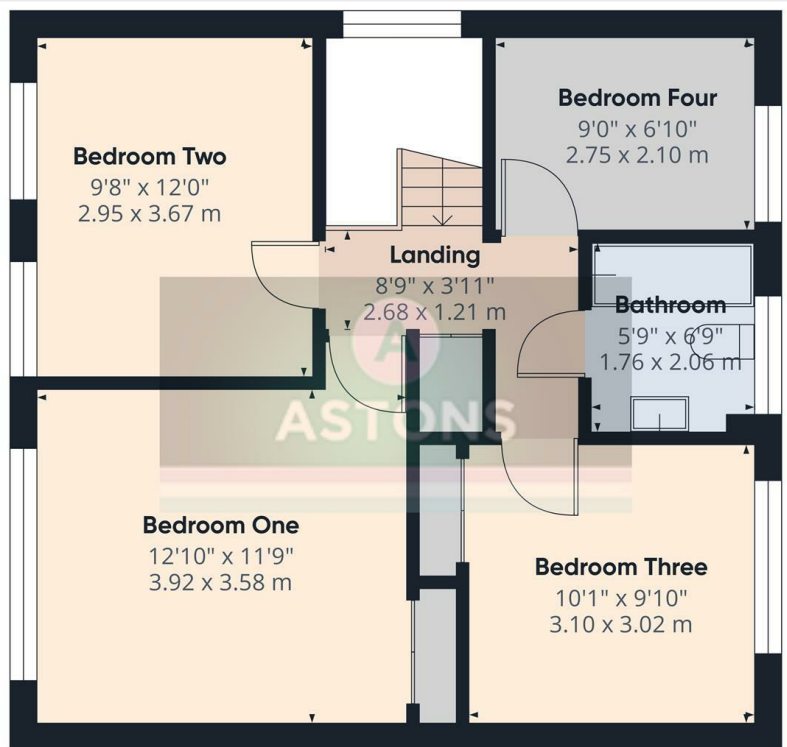


Approximate total area⁽¹⁾
701 ft²
65.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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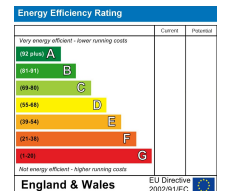
Approximate total area⁽¹⁾
540 ft²
50.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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