ASTONS



Bishopstone Walk
Tollgate Hill, WEST SUSSEX RH11 9TA

£275,000

Astons are delighted to market this charming two bedroom end of terrace house, situated within the ever popular residential area of Tollgate Hill. Inside this lovely home features a light and airy living room, a refitted kitchen, two excellent sized bedrooms and a refitted bathroom, to the rear is tranquil garden with rear gate access. Additional benefits of this property include upvc double glazing and gas central heating, this wonderful house is offered to market with no onward chain.







Living Room
Front door opening to light and airy living room, double glazed windows to front aspect, stairs to first floor, radiator, access to understairs cupboard, door to:

Kitchen
Fitted with a range of units at base and eye level, space, power and plumbing for washing machine and fridge-freezer, integrated cooker with gas hob and stainless steel extractor hood, stainless steel sink with mixer-tap and drainer, wall mounted gas fire boiler, part tiled walls, tiled floor, double glazed window to rear aspect, double glazed patio door to rear garden,

Landing
With access to airing cupboard, doors to:

Bedroom One
Double glazed windows to rear aspect, radiator.

Bedroom Two
Double glazed windows to front aspect, radiator, access to in-built cupboard.

Bathroom
Refitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap and shower unit, extractor fan, part tiled walls, vinyl floor.

To The Rear
Decking area adjacent to property with patio path leading to rear gate access, artificial turf garden.



To The Front
Patio path leading to front door, lawn front garden.

Parking
There is a communal parking area directly to the rear of the house.

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.


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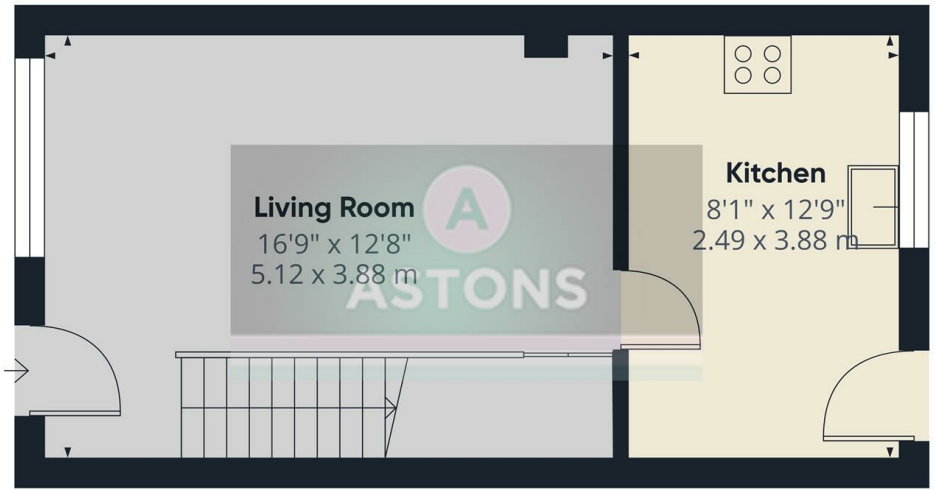

Ground Floor

Approximate total area(1)
320 ft²
29.8 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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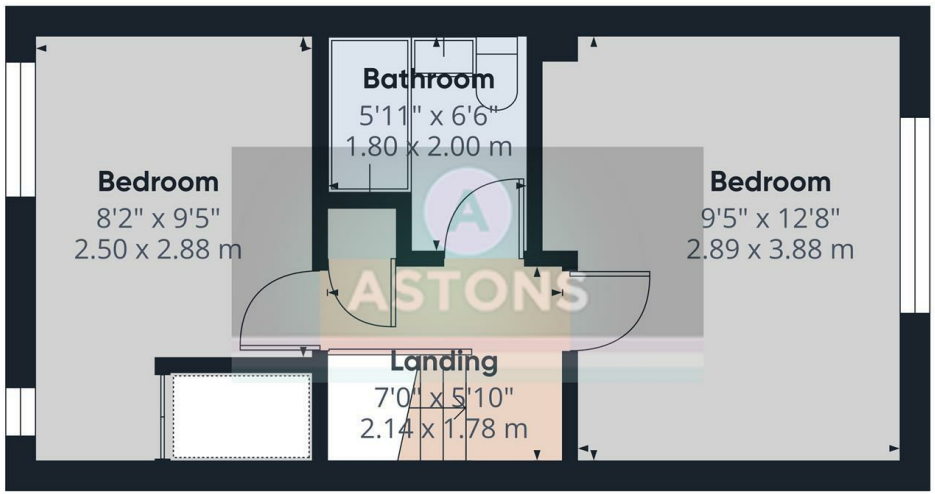

Floor 1

Approximate total area(1)
283 ft²
26.4 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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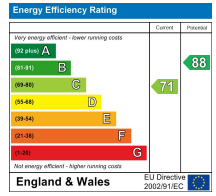

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