



Deerswood Road
West Green, West Sussex RH11 7JR
£290,000

Astons are pleased to offer this three bedroom end terrace house with potential for off road parking (STPP).

The accommodation includes an entrance hall, lounge, separate dining room, Upvc conservatory, fitted kitchen, side lobby area with outside w.c, and brick built shed, three bedrooms, bathroom, and separate w.c. The property further benefits from Upvc double glazing, gas heating to radiators, and fully enclosed front and rear gardens.

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Entrance Hall

Upvc front door, stairs to first floor landing, double radiator, under-stairs storage cupboard, glazed door to

Lounge

13'0 x 12'9 (3.96m x 3.89m)

Upvc double glazed window, double radiator, door to

Dining Room

11'8 x 10'7 (3.56m x 3.23m)

Double glazed sliding patio doors to conservatory, double radiator

Fitted Kitchen

12'1 maximum x 9'0 (3.68m maximum x 2.74m)

Fitted with a range of units at base and eye level, roll-topped work surfaces, single drainer sink, space and plumbing for washing machine, space for cooker, storage cupboards, part tiled walls, Upvc double glazed window, Upvc double glazed door to side lobby, door to dining room

Upvc Conservatory

9'2 x 6'7 (2.79m x 2.01m)

Upvc double glazed construction, Upvc double glazed door to rear garden

Side Lobby

Upvc doors from front and rear, two brick built shed/outhouses, door to

Outside W.c

High level w.c

First Floor Landing

Access to loft space, airing cupboard, two Upvc double glazed windows, doors to

Bedroom One

13'4 plus door recess x 12'0 (4.06m plus door recess x 3.66m)



Upvc double glazed window, double radiator, built-in wardrobe

Bedroom Two

12'10 narrowing to 11'2 x (3.91m narrowing to 3.40m x)

Upvc double glazed window, single radiator, built-in wardrobe

Bedroom Three

9'0 including bulkhead x 8'0 (2.74m including bulkhead x 2.44m)



Upvc double glazed window, double radiator, cupboard over bulkhead

Bathroom

Suite comprising panel enclosed bath with electric shower, wash hand basin, single radiator, Upvc double glazed window, part tiled wall

Separate W.C

Low level w.c, Upvc double glazed window, single radiator

To the Front

Enclosed by hedge to front, laid to lawn with flower beds, side access to rear garden

To The Rear



Fully enclosed by timber fencing, patio area leading to lawn, flower beds to borders with mature shrubs

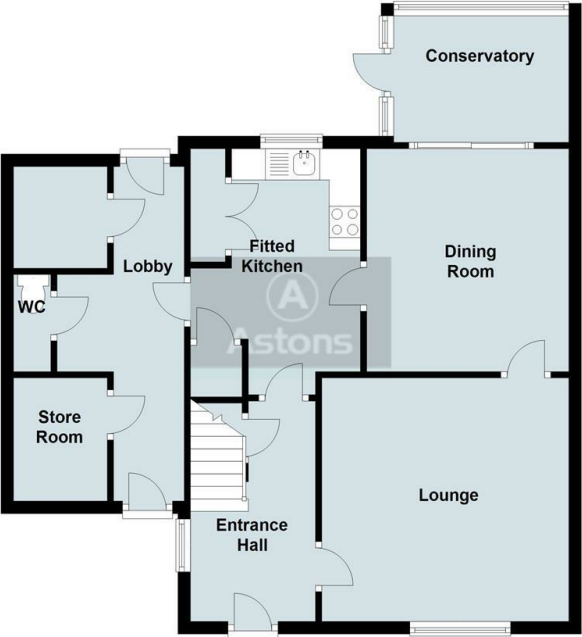
Disclaimer

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.

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Ground Floor

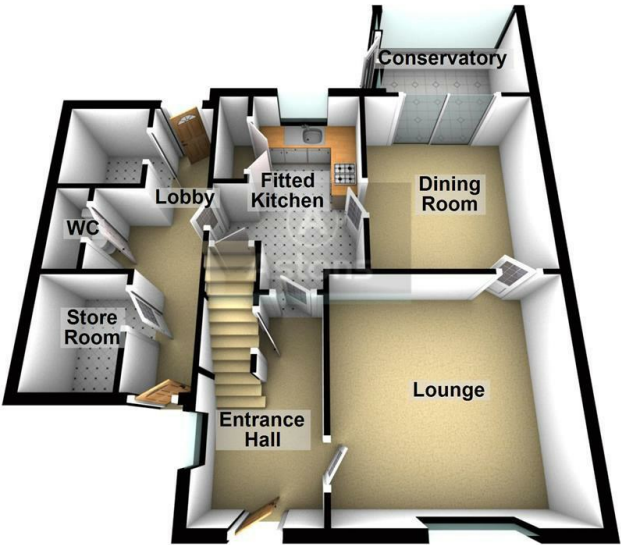


First Floor



Floor Shapes and Sizes are not exact and merely an indication of layout
Plan produced using PlanUp.

Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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