Astons

Eddington Hill
Broadfield, West Sussex RH11 9JU

Guide Price £275,000

*** HD 360 Degree virtual tour available ***
Guide Price £275,000 - £285,000 - Astons are delighted to market this well presented, spacious, three bedroom terraced house located in Broadfield, Crawley, within close proximity of Fastway bus routes. Inside on the ground floor this property features an entrance porch with ample storage cupboards, a bright hallway with access to downstairs cloakroom, a fitted kitchen and a generously sized lounge/dining room, on the first floor is a refitted white bathroom suite and three bedrooms with the master bedroom featuring fitted wardrobes. To the rear is a private enclosed garden, additional benefits of this property include gas central heating and Upvc double glazing throughout. EPC Rating D (61).

Entrance Porch
Brick and upvc construction, obscure double glazed front door, tiled flooring, access to two storage cupbaords, upvc front door to:

Hallway
Wood effect laminate flooring, radiator, stairs to first floor landing, doors to:

Downstairs Cloakroom
White suite consisting of w/c, wash hand basin with mixer-tap and splash back tiles, heated towel rail, obscure double glazed window to front aspect, wood effect laminate flooring.

Kitchen
Range of units at base and eye level, space, power and plumbing for washing machine, fridge- freezer and cooker, stainless steel extract hood, integrated dishwasher, stainless steel sink with mixer-tap and drainer, roll top work-surfaces, tiled walls, tiled floor, double glazed window to rear aspect, obscure double glazed patio door to rear garden.

Lounge/Dining Room
Wood effect laminate flooring, coving, radiator, double glazed french doors to rear garden, double glazed window to front aspect.

Landing
Double glazed window to front aspect, access to airing cupboard and storage cupboard, doors to:

Bedroom One
Double glazed window to rear aspect, coving, radiator, three fitted wardrobe units.

Bedroom Two
Double glazed window to rear aspect, coving, radiator.

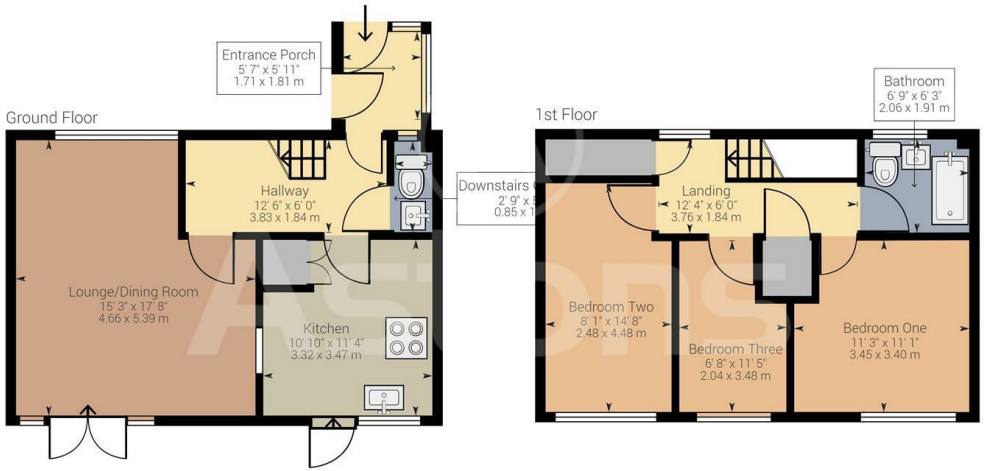
Bedroom Three
Double glazed window to rear aspect, coving, radiator, access to loft space.

To The Rear
Patio area adjacent to property with outside tap, lawn garden, decking area to rear, fence enclosed.

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 consisting of w/c, wash hand basin with mixer-tap, panel enclosed bathtub with electric shower unit, heated towel rail, obscure double glazed window to front aspect, tiled floor, tiled walls.

To The Front
Patio step leading to entrance porch, picket fence with lawn area.



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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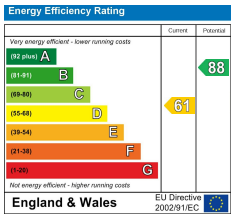

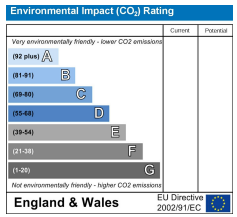

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