



Heathfield  
Pound Hill, Sussex RH10 3UU  
**£350,000**

Astons are pleased to offer this three bedroom semi detached house, which is situated in the popular Pound Hill area of Crawley. The property requires some modernisation and currently benefits from two reception rooms, enclosed entrance porch, fitted kitchen with integrated oven and hob, front and rear gardens, driveway for three cars and a garage. The house is ideally situated close to Gatwick Airport, train and bus routes, local shops and well regarded schools. The house is being offered with no onward chain.



### Entrance Porch

Double glazed front door with double glazed windows to three sides, tiled floor, door to:

### Hallway

Front door, cupboard, stairs to the first floor, door to:

### Lounge

Window to the front, open through to:



### Dining Room

Secondary glazed window to the rear, under stairs cupboard, wood parquet flooring, door to:



### Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, inset stainless steel sink with a mixer tap and drainer, built in oven with a hob over and extractor hood above, space for a fridge/freezer and washing machine, gas fired boiler (not operational), double glazed window to the rear, obscure double glazed door to the garden.



### Landing

Access to the loft space, airing cupboard, doors to:

### Bedroom One

Secondary glazed window to the front, built in wardrobes with sliding mirror fronted doors.



### Bedroom Two

Secondary glazed window to the rear, built in wardrobes with sliding doors.





### Bedroom Three

Secondary glazed window to the front, built in wardrobe.



### Wet Room

Suite comprising a electric Mira shower unit to one corner, hand basin, W.C, part tiled walls, wall mounted electric heater, secondary glazed obscure window, extractor fan.



### To The Front

Driveway with parking for three cars leading to the garage. To the side there is a lawned area with two steps upto the front door.



### Garage

With an up and over door

### Rear Garden

Comprising a paved patio area adjacent to the house, side access gate, the rest of the garden is grassed with plant and shrub borders, 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.

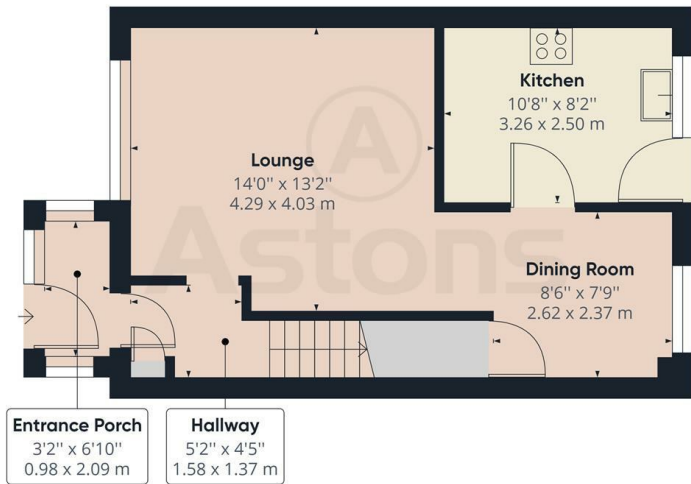
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

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.



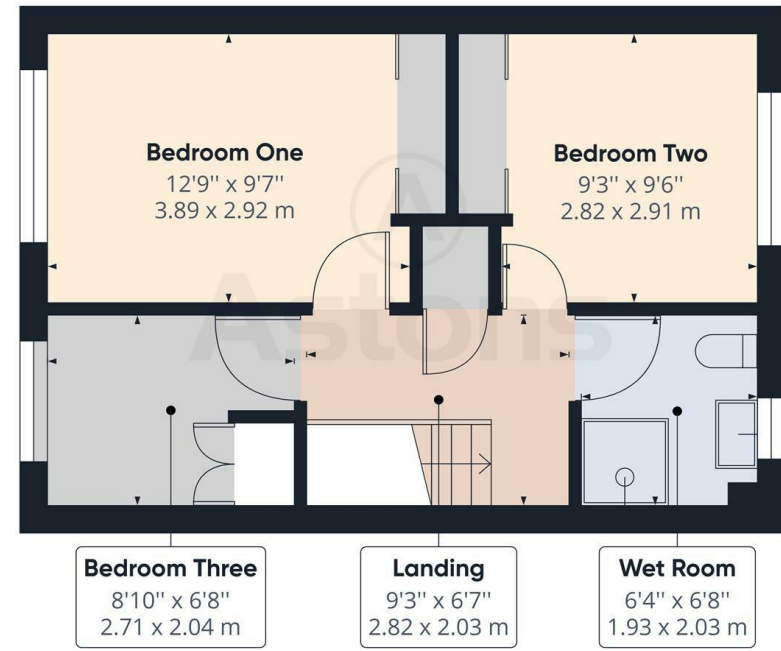
Ground Floor

Approximate total area<sup>(1)</sup>  
428.44 ft<sup>2</sup>  
39.80 m<sup>2</sup>

(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.

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Floor 1

Approximate total area<sup>(1)</sup>  
374.30 ft<sup>2</sup>  
34.77 m<sup>2</sup>

(1) Excluding balconies and terraces

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