



Petworth Court  
Bewbush, West Sussex RH11 8UJ

**Guide Price £315,000**

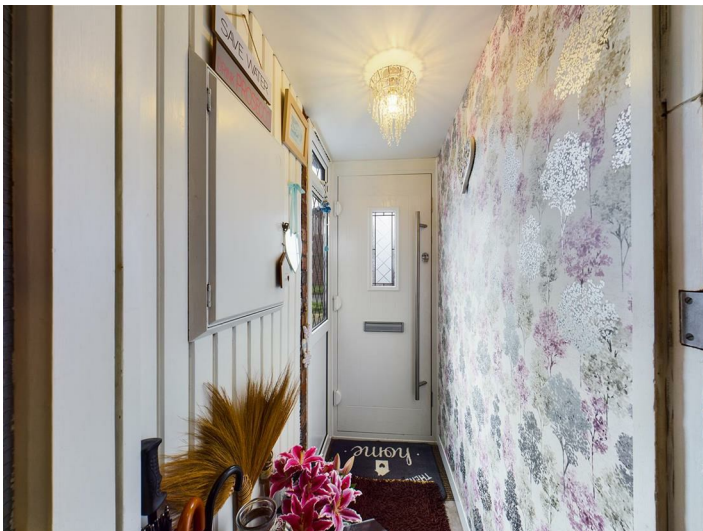
\*\*\*\*\* Guide Price £315,000 - £325,000 \*\*\*\*\*

Astons are delighted to market this spacious and extensively improved three bedroom house in the popular residential area of Bewbush, within close proximity of local schools, amenities and transport links. Inside this house features a redecorated bright and airy living room, a refitted kitchen with integrated appliances, a conservatory, a refitted downstairs cloakroom, three excellent sized bedrooms and a refitted white bathroom suite, to the rear is a private enclosed garden. Additional benefits of this house include upvc double glazing and gas central heating, viewings for this property come highly recommended.



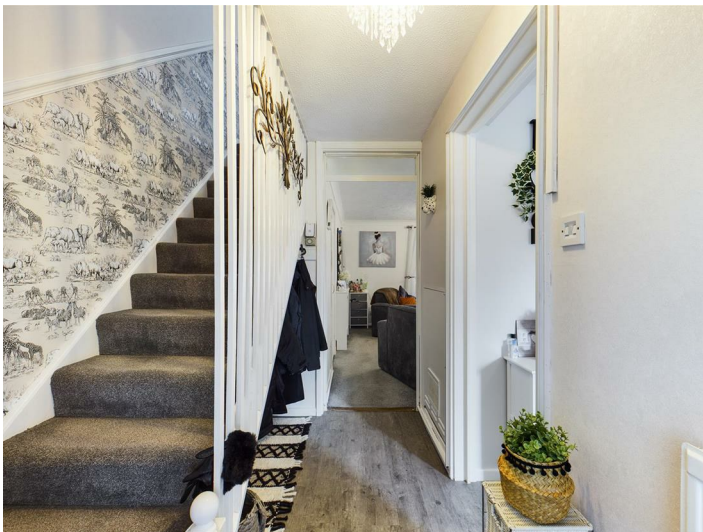
### Entrance Porch

Replacement front door, double glazed window, door to:



### Hallway

Camaro flooring, radiator, stairs to first floor landing, door to downstairs cloakroom, access to cupboard, opening to:



### Downstairs Cloakroom

White suite comprising of w/c, wash hand basin with splash back tiles, radiator, vinyl flooring, double glazed window to front aspect.



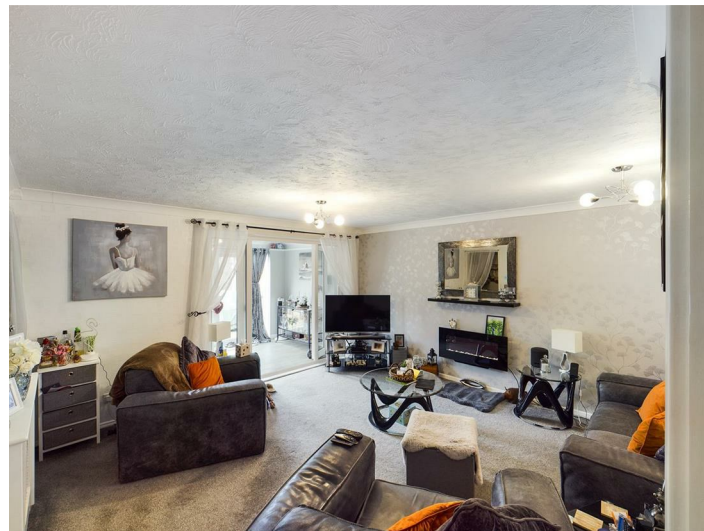
### Kitchen

Refitted to a high specification, with a range of units at base and eye level, integrated fridge-freezer, integrated 'Neff' slide and hide oven with gas hob and stainless steel extractor hood, integrated 'Neff' microwave and dishwasher, space, power and plumbing for washing machine and tumble dryer, stainless steel butler sink and detachable hose mixer-tap, 'Quartz' worktops, camaro flooring, double glazed bay window to front aspect.



### Living Room

Access to storage cupboard and utility space, two radiators, coving, double glazed french doors to:



### Conservatory/Dining Room

Brick and upvc construction, radiator, camaro flooring, double glazed windows to rear aspect, double glazed french doors to rear garden.



### Landing

Access to airing cupboard and loft space.

### Bathroom

Refitted white three piece suite comprising of w/c, wash hand basin with mixer-tap, panel enclosed bathtub with mixer-tap and 'Aqualisa' shower unit, heated towel rail, tiled walls, vinyl flooring, coving, obscure double glazed window to front aspect.





**Bedroom One**  
Double glazed windows to rear aspect, wood effect laminate flooring, coving, radiator, access to fitted wardrobe.



**Bedroom Three**  
Double glazed window to rear aspect, coving, radiator.



**To The Front**  
Patio path to front door, shingle stones to boardsers.



**Bedroom Two**  
Double glazed windows to front aspect, coving, radiator.



**To The Rear**  
Patio area adjacent to property, feature pebbles and shingle stones either side of patio path leading to shed and rear gate, fence enclosed, shrubs to boardsers.



**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.



**Astons**

Approximate total area<sup>(1)</sup>  
597.38 ft<sup>2</sup>  
55.50 m<sup>2</sup>

Reduced headroom  
13.31 ft<sup>2</sup>  
1.24 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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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**Astons**

Approximate total area<sup>(1)</sup>  
437.80 ft<sup>2</sup>  
40.67 m<sup>2</sup>

(1) Excluding balconies and terraces

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