



Alpha Road
West Green, West Sussex RH11 7BH

£340,000

A character end of terrace three bedroom cottage, which is ideally situated close to the town centre and train station. The property offers accommodation over three floors comprising two reception rooms, a kitchen/breakfast room, bathroom, two double bedrooms on the first floor, one with an en-suite shower room and a further good sized bedroom on the top floor. The house benefits double glazed windows, gas radiator heating enclosed rear garden and a garage to the rear accessed from Princess Road, with driveway in front for one car. The house is being offered with no onward chain. Council Tax Band C.



Dining Room

Upvc front door, wood effect laminate flooring, double glazed window to the side, radiator, thermostat, brick fireplace surround, stairs to the first floor,

Lounge

Double glazed window to the front, wood effect flooring, radiator, wood burning stove,

Kitchen/Breakfast Room.

Range of base and eye level wood panel fronted units with work surfaces over and tiled splash backs, inset one and a half bowl sink with a mixer tap and drainer, built in oven with a four ring gas hob over and extractor hood above, space for a tumble dryer, fridge, freezer and dishwasher, breakfast bar area, two display units, double glazed windows to the rear and side, radiator, glazed door to utility room.

Utility Room

Double glazed window to the front, work surface with space below for a washing machine, gas fired boiler, stable door to the garden.

Bathroom

Four piece white suite comprising a panel enclosed bath with a mixer tap and shower attachment, shower cubicle with a Mira shower unit, pedestal hand basin, W.C. part tiled walls, recessed storage, double glazed window which is electrically operated.

Landing

Cupboard, doors to:

Bedroom One

Double glazed window to the rear, coving, radiator, airing cupboard, dado rail, door to:

En-Suite Shower Room

White suite comprising a shower cubicle with Aqualisa shower unit, hand basin, W.C. part tiled walls, double glazed obscured window, extractor fan.

Bedroom Two

Double glazed window to the front and side, radiator, cupboard.

Second Floor Landing

Recessed lights, door to:

Bedroom Three

Double glazed window to the side with feature triangular window above, radiator, eaves storage space,

Rear Garden

The garden has a courtyard feel and is paved with fence enclosed borders, side storage area for bins etc and an access gate leading to the front. Personal door to the garage.



Garage

Located to the rear of the property and is accessed from Princess Road. Double swing doors and a personal door to the garden.



Parking

There is a driveway to the front of the garage with parking for one car.

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 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

944.33 ft²

87.73 m²

Reduced headroom

40.99 ft²

3.81 m²

(1) Excluding balconies and terraces

