



Ennerdale Close
Southgate West, West Sussex RH11 8SF

£385,000

Astons are delighted to market this immaculately presented three bedroom house situated within the popular residential area of Southgate, located within walking distance of local schools, amenities and transport links. Inside this family home features a light and airy living room flowing through to dining room, a fitted kitchen, a fitted downstairs cloakroom, three excellent size bedrooms and a refitted bathroom, to the rear is a relaxing charming garden which is privately enclosed with rear gate access, to the front of this property is a driveway offering parking for three vehicles and a garage which has internal access from the property. Additional benefits of this house include upvc double glazing throughout and gas central heating. Council Tax Band D. EPC Rating D (64).



Entrance Porch

Front door, tiled floor, internal access to garage, access to storage cupboard, door to:

Hallway

Tiled floor, coving, radiator, stairs to first floor landing, access to storage cupboard and coat cupboard, opening to kitchen, doors to:



Downstairs Cloakroom

Suite comprising of w/c, wash hand basin with under counter units, coving, tiled floor, part tiled walls.



Living Room

Oak wood flooring, feature electric fire place, double glazed bay windows to front aspect, radiator, coving, opening to:



Dining Room

Oak wood flooring, radiator, coving, double glazed french doors to rear garden.



Kitchen

Fitted with a range of units at base and eye level, space, power and

plumbing for washing machine and fridge-freezer, integrated cooker with four ring gas hob, stainless steel sink with mixer-tap and drainer, roll top work surfaces, part tiled walls, tiled floor, double glazed window to rear aspect, coving, double glazed patio door to rear garden.



Landing

Access to airing cupboard and fully boarded loft space, coving, doors to:

Bedroom One

Wood effect laminate flooring, coving, radiator, double glazed windows to rear aspect, dual in-built wardrobes with sliding mirrored doors.





Bedroom Two

Wood effect laminate flooring, radiator, coving, double glazed windows to front aspect, in-built wardrobe with sliding mirrored doors.



Bathroom

Refitted white suite comprising of w/c, wash hand basin with mixer-tap and pedestal, tile enclosed bathtub with mixer-tap and shower unit, heated towel rail, tiled walls, tiled floor, obscure double glazed window to front aspect.



To The Front

Driveway offering parking for three vehicles.

Garage

Up and over door, power and light with internal access.

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.



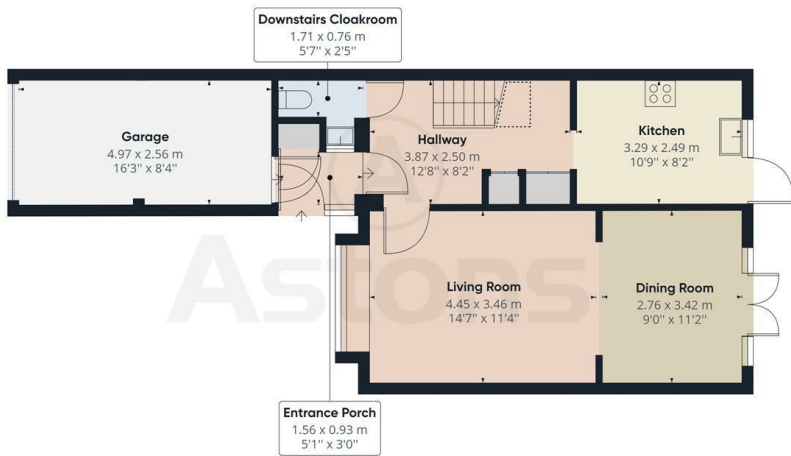
Bedroom Three

Wood effect laminate flooring, radiator, coving, double glazed window to rear aspect.



To The Rear

Patio area adjacent to property with patio path leading to shed and rear gate, lawn garden and outside tap, range of plants, trees and hedges to borders, fence enclosed.



Ground Floor



Approximate total area⁽¹⁾
661.87 ft²
61.49 m²

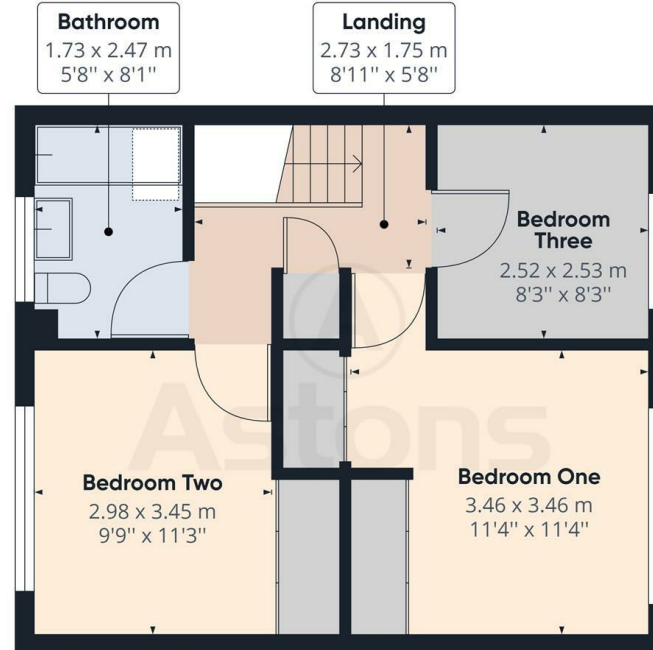
Reduced headroom
15.65 ft²
1.45 m²

(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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Floor 1



Approximate total area⁽¹⁾
423.47 ft²
39.34 m²

(1) Excluding balconies and terraces

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