



ASTONS



Crabbet Road
Three Bridges, RH10 1NF

£425,000

Astons are pleased to offer this Victorian three bedroom semi-detached house to the market which offers charm and character in abundance. The property is ideally located in this charming, conservation area of Three Bridges, close to the mainline station with services to London and Brighton. This delightful semi-detached house on Crabbet Road offers a perfect blend of comfort and convenience with a good sized kitchen/dining room with French doors to the garden, a bay fronted living room and three bedrooms and a refitted four piece suite bathroom on the first floor.

Three Bridges is known for its friendly community atmosphere and excellent transport links, making it an ideal choice for commuters and families alike. With local amenities, schools, and parks nearby, this home is perfectly situated to enjoy all that the area has to offer.

This semi-detached house on Crabbet Road is a wonderful opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. Don't miss the chance to make this lovely property your new home.



Hallway

Part double glazed front door, wood flooring, double glazed window to the rear, stairs to the first floor, doors to:

Living Room

Double glazed bay window to the front, feature open fireplace, radiator.

Kitchen/Dining Room

Range of base and eye level units with solid wood work surfaces over and matching splashbacks, inset one and a half bowl sink with a mixer tap and drainer, built in eye level stainless steel oven, gas hob with an extractor fan above, space for a fridge/freezer and washing machine, integrated dishwasher and microwave, under stairs cupboard, wood flooring, double glazed French casement doors to the garden, double glazed window.

Landing

Access to the part boarded loft space, doors to:

Bedroom One

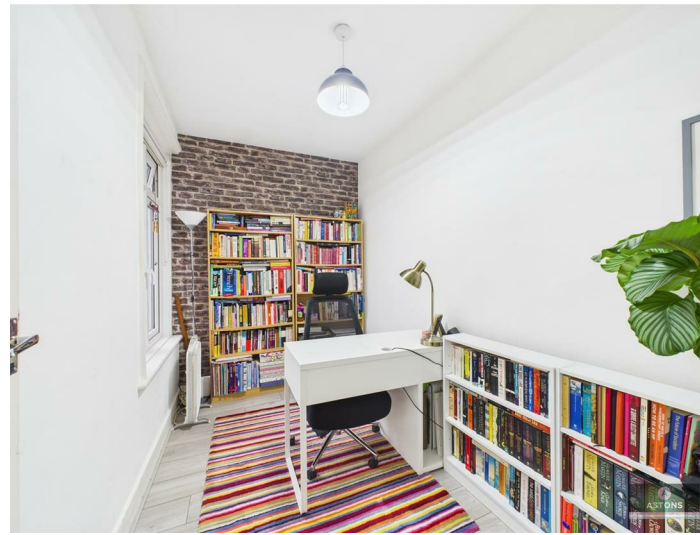
Double glazed window to the front, radiator, feature period style fireplace, (not operational), fitted wardrobes and cupboards over the bed recess.

Bedroom Two

Double glazed window to the side, radiator.

Bedroom Three

Double glazed window to the rear, radiator.



Bathroom

Refitted white suite comprising a panel enclosed bath with a waterfall style mixer tap and shower attachment, corner shower cubicle with a shower unit, hand basin with a mixer tap, wc, part tiled walls, obscured double glazed window, heated towel rail.



To The Front

The property has a driveway to the front with a garden area to the side with metal railing border, side access gate to the rear garden.

Rear Garden

The garden extends to the rear and side of the property and is mainly lawned with a seating area and fence enclosed borders, side gate to the front.



Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

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



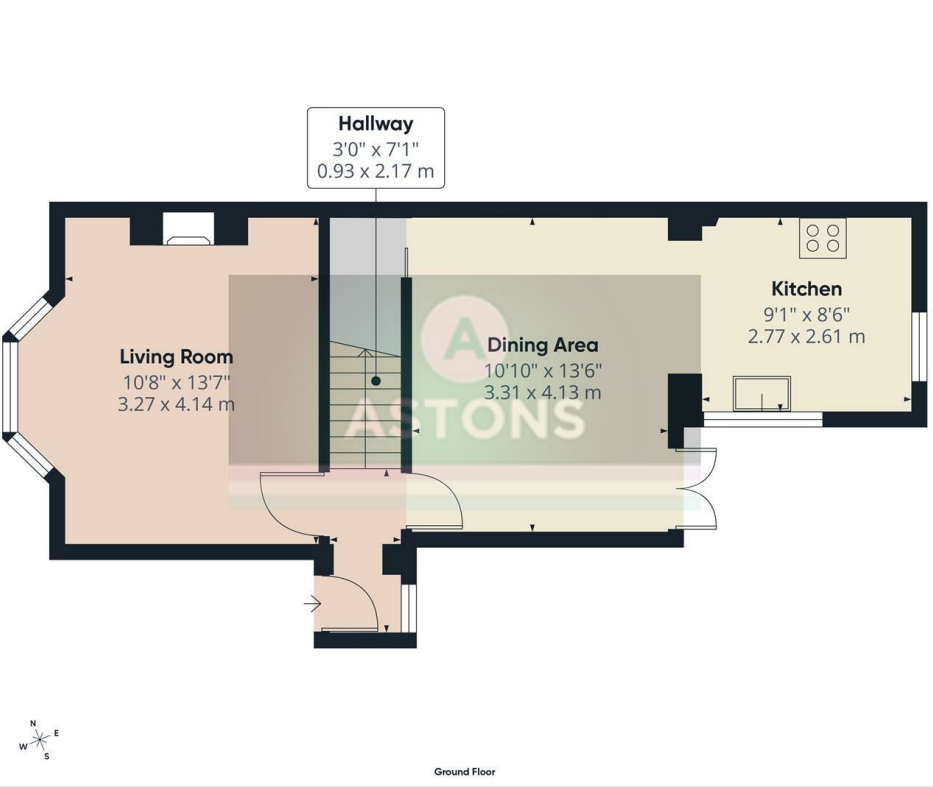
boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

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 £200 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.



Approximate total area⁽¹⁾
439 ft²
40.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾
377 ft²
34.9 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standards. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	92-101		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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