



ZOOM
HYBRID ESTATE AGENT

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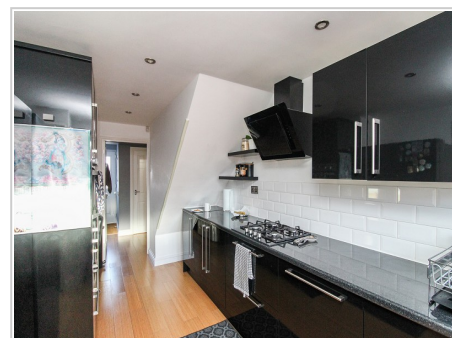
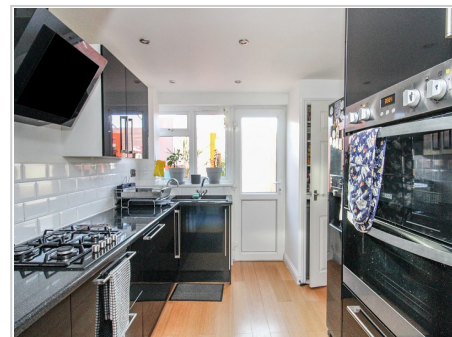
£365,000



- WELL PRESENTED THREE BEDROOM FAMILY HOME
- LOUNGE/DINING ROOM
- REFITTED KITCHEN
- DOWNSTAIRS WC
- MODERN BATHROOM SUITE
- DRIVEWAY FOR SEVERAL VEHICLES
- NO CHAIN
- ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES

Ref: PRA12686

Viewing Instructions: Strictly By Appointment Only



General Description

Zoom are delighted to offer for sale this well presented and good sized three bedroom family home located within the popular area of Tilgate. In brief the accommodation on the ground comprises of a large entrance hall with ample storage space, downstairs WC, a refitted kitchen with integrated appliances, open plan lounge/dining room and a full width conservatory to the rear. On the first floor are three good sized bedrooms and a modern family bathroom which boasts both a bath and shower cubicle. The loft is accessed via a ladder and has been boarded.

Outside the property is an enclosed rear garden with large storage shed and to the front a driveway for several vehicles. Further benefits include double glazed windows and gas central heating.

Offered to the market with no onward chain an internal viewing comes highly recommended to appreciate this property in full.

Accommodation

Front Door

Opening to;

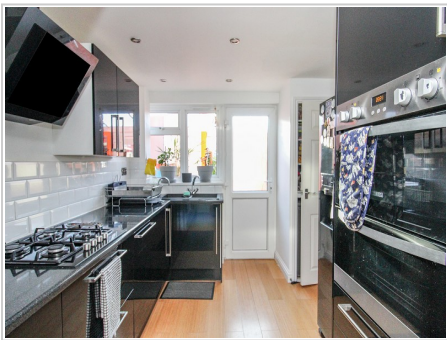
Entrance Hall

Radiator, storage cupboard, stairs to first floor, doors to;



WC

Low flush WC, vanity wash hand basin, heated towel rail, part tiled walls, window.



Kitchen (17' 00" x 9' 02") or (5.18m x 2.79m)

Base and eye level units comprising an inset sink with mixer tap, hot tap and draining board, built in oven, hob with extractor hood over, integrated dishwasher and washing machine, space for fridge/freezer, part tiled walls, pantry, window to rear, doors to lounge and conservatory.



Lounge/Dining Room (22' 01" x 10' 07") or (6.73m x 3.23m)

Window to front, radiator, TV Point, door to conservatory.



Conservatory (18' 07" x 9' 05") or (5.66m x 2.87m)

Door to rear garden, fitted units.

First Floor Landing

Loft access via ladder, cupboard, doors to;



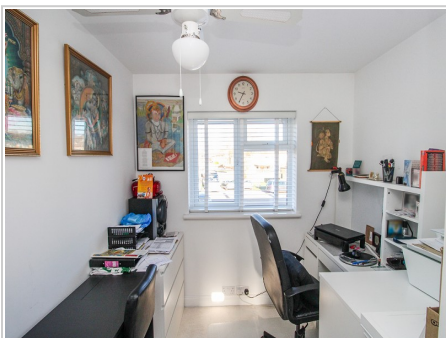
Bedroom 1 (11' 07" x 8' 09") or (3.53m x 2.67m)

Window to front, radiator, fitted wardrobe.



Bedroom 2 (10' 08" x 10' 00") or (3.25m x 3.05m)

Window to rear, radiator.



Bedroom 3 (8' 09" x 7' 07") or (2.67m x 2.31m)

Window to front, radiator.



Bathroom

Comprising an enclosed bath tub, shower cubicle, low flush WC, wash hand basin, part tiled walls, window, heated towel rail.



Rear Garden

Fully enclosed with astroturf lawn, large store shed.

Driveway

To the front of the property

Services

Mains electricity, mains water, mains gas, mains drainage

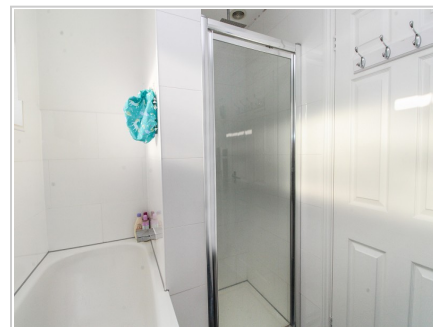
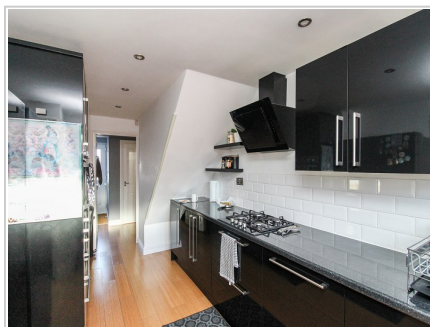
EPC Rating:74

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.