



ASTONS



Clifton Close
Horsham, RH12 0AH

£475,000

Astons are pleased to offer this modern three bedroom detached house to the market. The property is located within the popular Kilnwood Vale development, ideally situated between the market town of Horsham and larger centre in Crawley.

The house was built in 2015 and benefits from a downstairs cloakroom, spacious kitchen/dining room, en-suite shower room to the main bedroom and a separate family bathroom. Outside the property has an enclosed rear garden with side and rear access and a garage and parking space to the rear.

This property is located with a cul de sac and presents an excellent opportunity for those looking to settle in a tranquil yet accessible part of Horsham. Do not miss the chance to view this lovely home.



Hallway

Front door, double glazed window to the front, under stairs cupboard, thermostat, stairs to the first floor, doors to:

Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin with a mixer tap, part tiled walls, wood effect flooring, radiator, recessed down lighters, extractor fan.

Living Room

Double aspect double glazed windows, two radiators.

Kitchen/Dining Room

Range of base and eye units with work surfaces over and matching splashbacks, inset stainless steel one and a half bowl sink unit with a mixer tap and drainer, built in Bosch oven with a gas hob over, stainless steel back plate and extractor hood above, integrated fridge/freezer, Bosch dishwasher and Bosch washing machine, double aspect double glazed windows and double glazed French casement doors to the garden, recessed down lighters, radiator, wood effect flooring.

Landing

Access to the loft space, cupboard with "Worcester" gas fired boiler, doors to:

Bedroom One

Double glazed window, radiator, fitted wardrobe, door to:

En-Suite Shower Room

White suite comprising a walk-in shower cubicle with a mixer shower unit, hand basin with a mixer tap, wc with a concealed cistern, heated towel rail, obscured double glazed window, recessed down lighters, extractor fan, shaver point.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower unit over and glass screen, hand basin with a mixer tap, wc with a concealed cistern, part tiled walls,

heated towel rail, obscured double glazed window, recessed down lighters, extractor fan, wood effect flooring.

To The Front

There is a lawned area to the front with hedge borders, path to the front door.

Rear Garden

Small patio area adjacent to the house, path to the rear with lawned area to the side, walled and fence enclosed borders, side access gate, rear gate leading to the parking area.

Garage

Located at the end of the garden with an up and over door and eaves storage.

Parking

There is a parking space to the front of the garage.

Estate Charge

There is an annual estate charge payable with this property which is currently £311.82 per annum.

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.

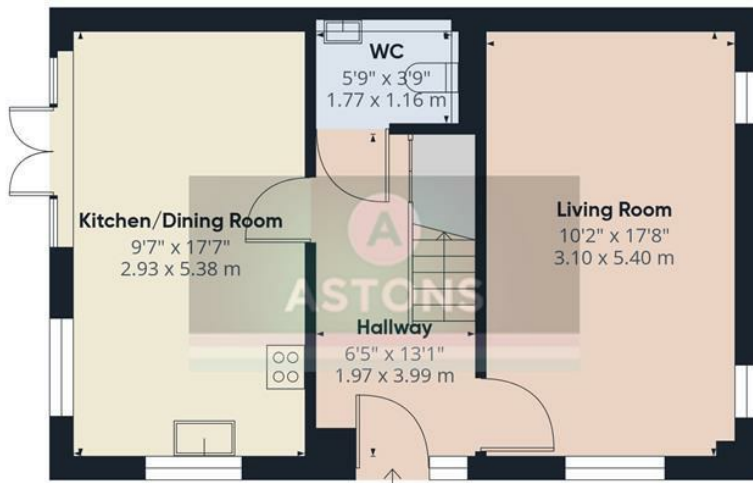
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

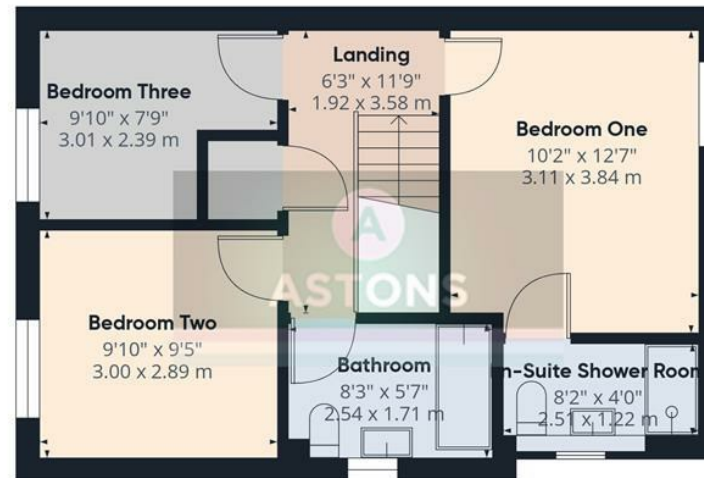
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

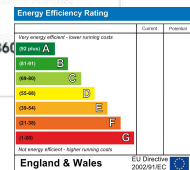
1080 ft²

100.3 m²

(1) Excluding balconies and terraces

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

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