ASTONS



Somerley Drive
Forgewood, RH10 3SU

Offers In Excess Of £375,000

Astons are pleased to offer this modern terraced house which offers a perfect blend of comfort and convenience. Built in 2015, the property boasts a contemporary design that is both stylish and functional.

The property benefits from a downstairs cloakroom, a spacious living/dining room, three bedrooms with one having an en-suite shower room and a separate family bathroom. The property further benefits from double glazed windows and gas radiator heating.

Outside the house offers a private garden which has rear access leading to an allocated parking space and the garage. The property is situated in the popular Forgewood area which offers a well regarded primary school, open spaces and excellent nearby transport links including bus routes the M23 motorway and Gatwick airport.

The location is also near the centre of Crawley which is particularly appealing, with a range of local amenities, schools, and parks nearby, making it an excellent choice for families and professionals alike.

With its modern features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the opportunity to make this lovely property your own.







Hallway
Part double glazed front door, tiled floor, stairs to the first floor, radiator, doors to:

Downstairs Cloakroom
White suite comprising a wc and pedestal hand basin, part tiled walls, tiled floor, radiator, obscure double glazed window.

Kitchen
Range of base and eye level 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 stainless steel oven with a hob over and stainless steel back plate and stainless steel extractor hood above, space for a fridge/freezer, washing machine and dishwasher, double glazed window to the front, unit housing the gas fired boiler, tiled floor.

Living/Dining Room
Double glazed window and door to the garden, tiled floor, under stairs cupboard, radiator.

Landing
Access to the loft space, airing cupboard, radiator, doors to:

Bedroom One
Double glazed window to the front, radiator, built in wardrobes to one wall, door to:

En-Suite Shower Room
White suite comprising a large shower cubicle with a mixer shower unit with a fixed rainfall and separate hand held head, pedestal hand basin with a mixer tap, wc, part tiled walls and tiled floor, obscured double glazed window, radiator.

Bedroom Two
Double glazed window to the rear, radiator.

Bedroom Three
Double glazed window to the rear, radiator.

Bathroom
White suite comprising a panel enclosed bath, pedestal hand basin, wc, part tiled walls, tiled floor, extractor fan.

To The Front
Path to the front door with garden area to the side.

Rear Garden
Paved patio area adjacent to the house with a path to the rear, lawned area, wooden shed, fence enclosed, rear access gate leading to the parking area.

Garage
Located to the rear of the house and comprises an up and over door.

Allocated Parking
There is an allocated parking space to the rear of the property.

Estate Charge
There is an estate charge associated with this property which is approximately £350 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.


ASTONS


ASTONS

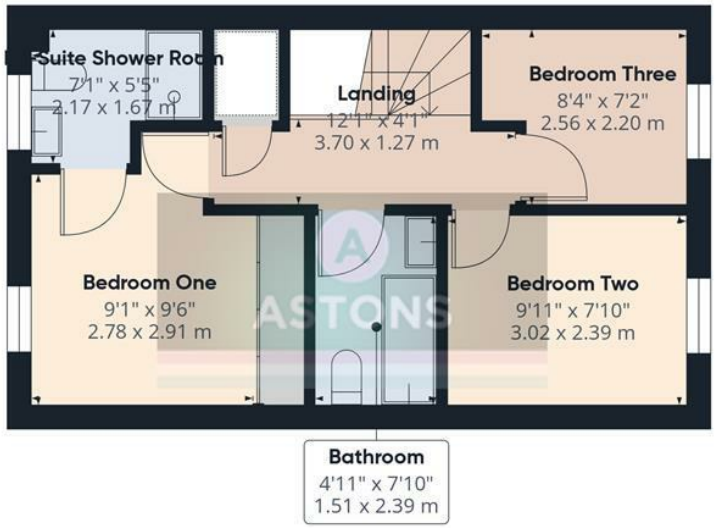

ASTONS


ASTONS


ASTONS



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

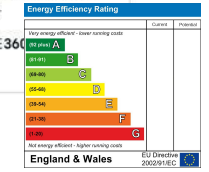
959 ft²

89.2 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.

GIRAFFE360



RESIDENTIAL SALES | NEW HOMES | PROPERTY INVESTMENT | LETTINGS | MORTGAGES

Astons Sales and Lettings Ltd, 32 High Street, Crawley. RH10 1BW

01293 611999 | www.astons.org | sales@astons.org | lettings@astons.org

Registered address: Bassett House, 5 Southwell Park Road, Camberley, GU15 3PU. Reg No: 05149486 (England and Wales)

The Property Ombudsman

ClientMoney Protect