



ASTONS



Sunflower Way  
Forgewood, West Sussex RH10 3YU

£695,000

## Sunflower Way, Forgewood, West Sussex RH10 3YU

A very well presented detached five bedroom house, built by Taylor Wimpey to their Wilton design, situated towards the end of a cul de sac, on a good sized corner plot, overlooking a small wooded area. The property has over 1,700sq feet of accommodation arranged over three floors and benefits from a spacious kitchen/dining room across the rear of the house which provides a lovely entertaining space, a separate study, downstairs cloakroom, and a stunning main bedroom suite with dressing area and an en-suite shower room. Outside the house has a large driveway with parking for several cars, a detached double garage with eaves storage and an enclosed good sized rear garden.

### Hallway

Front door, radiator, Amtico wood effect flooring, under stairs cupboard, cupboard housing the consumer unit and internet connections, stairs to the first floor, doors to:

### Downstairs Cloakroom

White suite comprising a W.C. with a concealed cistern, hand basin with a mixer tap and units below, work surfaces to two sides with matching splash backs, integrated washer/dryer machine, part tiled walls, radiator, recessed down lighters.

### Lounge

15'3 x 11'9 (4.65m x 3.58m)

Double aspect double glazed windows, radiator.

### Kitchen/Dining Room

26'6 x 10'9 narrowing to: 9'6 (8.08m x 3.28m narrowing to: 2.90m)

Range of white handleless units with work surfaces over and matching splash backs, inset stainless steel sink with a mixer tap and drainer, built in eye level stainless steel double oven, inset five ring gas hob with a stainless steel extractor hood above, space for an American style fridge/freezer, integrated dishwasher, plinth lighting, under unit lighting, double glazed window to the rear aspect, double glazed french casement doors to the garden, Amtico wood effect flooring

### Study

8'0 x 7'11 (2.44m x 2.41m)

Double glazed window to the front aspect, radiator,.

### Landing

Double glazed window to the front aspect, cupboard, stairs to the second floor, doors to:

### Main Bedroom

11'9 x 11'0 (3.58m x 3.35m)

Double glazed window to the front aspect, radiator, open to:

### Dressing Area

11'1 x 7'3 maximum (3.38m x 2.21m maximum)

With fitted wardrobes to two sides with sliding mirror fronted doors, door to:

### En-Suite Shower Room

White suite comprising a double shower cubicle

with a mixer shower unit, hand basin with a mixer tap, W.C. with a concealed cistern, part tiled walls, obscure double glazed window, heated towel rail, recessed down lighters, Amtico wood effect flooring.

### Bedroom Three

11'3 x 8'0 (3.43m x 2.44m)

Double aspect double glazed windows to the front aspect, radiator, built in wardrobes with sliding mirror fronted doors.

### Bedroom Four

11'5 x 9'7 (3.48m x 2.92m)

Double aspect double glazed windows, radiator.

### Family Bathroom

White suite comprising a panel enclosed bath with a mixer tap and Aqualisa shower unit over and glass screen, hand basin with a mixer tap, W.C. with a concealed cistern, part tiled walls, obscure double glazed window, heated towel rail, Amtico wood effect flooring, recessed down lighters.

### Second Floor Landing

Doors to:

### Bedroom Five/Second Living Room

15'11 x 11'10 (4.85m x 3.61m)

Double glazed window to the front aspect, double glazed velux window, radiator.

### Bedroom Two

16'0 x 11'0 (4.88m x 3.35m)

Double glazed window to the front aspect, velux double glazed window to the rear, radiator, access to the loft space.

### Shower Room

White suite comprising a shower cubicle with a mixer shower unit, hand basin with a mixer tap, W.C. with a concealed cistern, part tiled walls, Amtico wood effect flooring, obscure double glazed window, heated towel rail, extractor fan.

### Rear Garden

The garden offers someone the opportunity to landscape as they wish and currently comprises a paved patio adjacent to the rear of the house, path leading to the garage, grassed area with fence enclosed borders, side access gate, area to the rear of the garage which offers scope to build an outside office/workshop.

### To The Front

Pathway leads to the front door with lawned areas to either side with dwarf hedge border. To the side there is a large block paved driveway with parking for several cars which leads to the garage.

### Detached Double Garage

20'6 x 20'0 (6.25m x 6.10m)

With two up and over doors, power and light, eaves storage, personal door to the garden.

### 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.

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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.

### Estate Charge

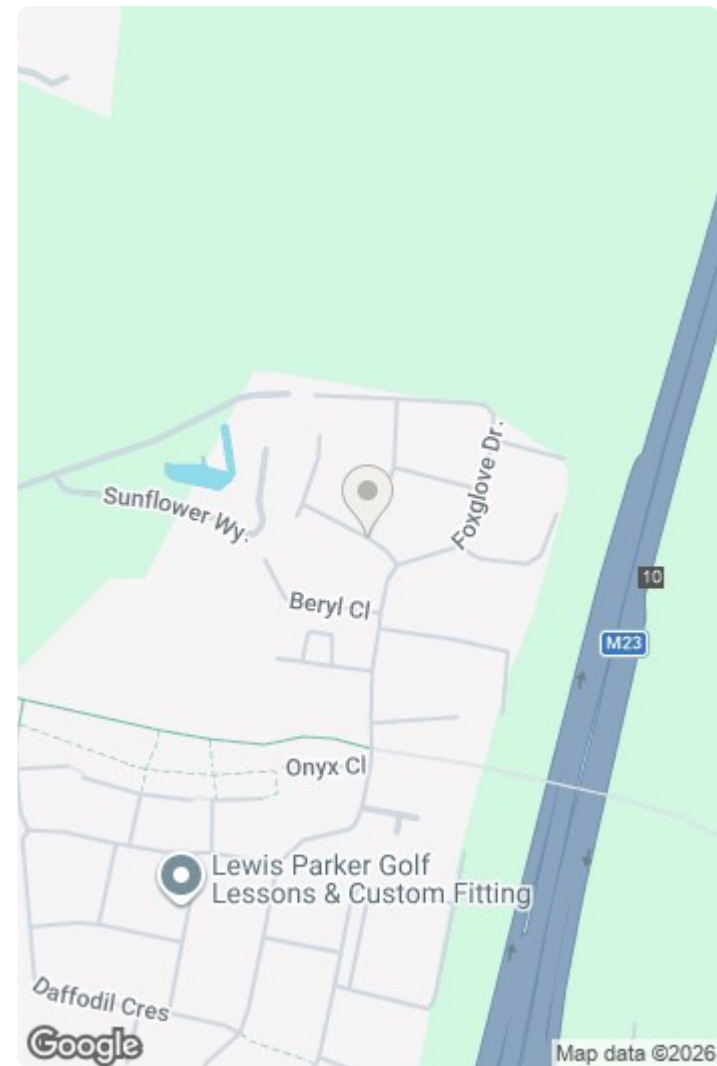
There is an annual estate charge payable with this property.

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Approximate net internal area: 1751.71 ft<sup>2</sup> / 162.74 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Energy Efficiency Rating		Current	Potential
105-120 kWh/m <sup>2</sup> per year	A		
81-104 kWh/m <sup>2</sup> per year	B		
66-80 kWh/m <sup>2</sup> per year	C		
55-65 kWh/m <sup>2</sup> per year	D		
45-54 kWh/m <sup>2</sup> per year	E		
35-44 kWh/m <sup>2</sup> per year	F		
25-34 kWh/m <sup>2</sup> per year	G		
Below 25 kWh/m <sup>2</sup> per year			

Best energy efficient - lower running costs  
Worst energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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

01293 611999 | [www.astons.org](http://www.astons.org) | [sales@astons.org](mailto:sales@astons.org) | [lettings@astons.org](mailto:lettings@astons.org)

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



