



ASTONS



Ullswater Road  
Forge Wood, West Sussex RH10 3ZT

£419,950

Astons are pleased to offer to the market this modern well presented semi-detached house which is situated in the popular area of Forge Wood. This well-appointed property boasts three spacious bedrooms, a good sized living room and a kitchen/dining room which provides a social, family space.

The house was built in 2018 and further benefits from a downstairs cloakroom, family bathroom bathroom, a driveway to the front with parking for two cars and an enclosed garden with rear access.

The surrounding area of Forge Wood is a popular choice for couples and young families as it offers a local Primary school, good transport links and local amenities.

With its generous living space, convenient parking, and proximity to local amenities, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.



### Hallway

Part double glazed front door, radiator, part wood panelled walls, radiator, under stairs cupboard, wood effect flooring, stairs to the first floor, doors to:

### Downstairs Cloakroom

White suite comprising a wc and hand basin with a mixer tap and tiled splashbacks, wood effect flooring, obscure double glazed window, recessed down lighters, extractor fan.



### Kitchen/Dining Room

Range of base and eye level units with work surfaces over and tiled splashbacks, built in stainless steel oven with a gas hob over and a stainless steel back plate and stainless steel extractor hood above, space for a fridge/freezer, dishwasher and washing machine, unit housing the gas fired combi boiler, radiator, wood effect flooring, double glazed window to the front.

### Lounge

Double glazed window and door to the garden, radiator, media wall with recessed space for a television, wood effect flooring.

### Landing

Airing cupboard, access to the loft space, radiator, doors to:

### Bedroom One

Double glazed window to the rear, radiator, part wood panelled walls, built in wardrobes to one wall.

### Bedroom Two

Double glazed window to the front, radiator, built in wardrobe.

### Bedroom Three

Double glazed window to the front, radiator, built in wardrobe.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate mixer shower unit, pedestal hand basin with a mixer tap, wc part tiled walls, wood effect flooring, obscured double glazed window, shaver point, heated rail, extractor fan.



### To The Front

Driveway to the front with parking for two cars. Path to the front door.

### Rear Garden

Paved patio adjacent to the rear of the house, path to the side leading to the rear access gate, lawned area, fence enclosed, shed to the rear, play area.



### Estate Charge

There is an annual estate charge payable for this property which is approximately £360PA.

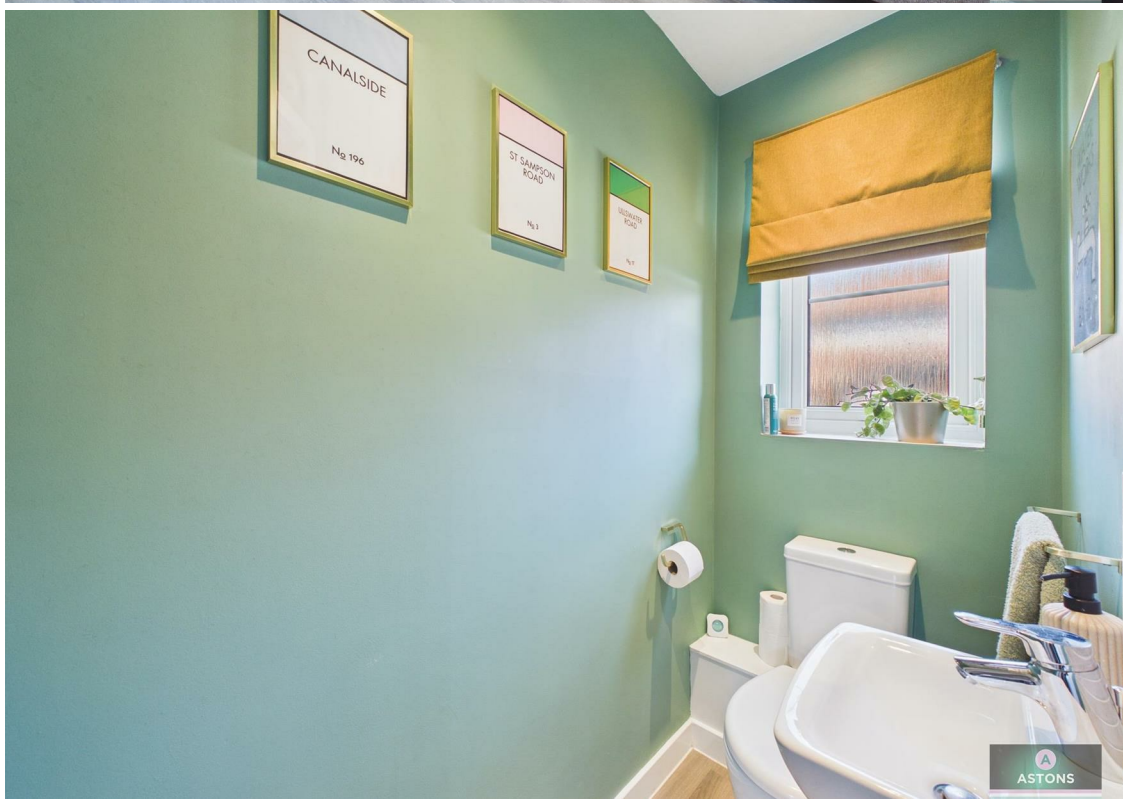
### Anti Money Laundering

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

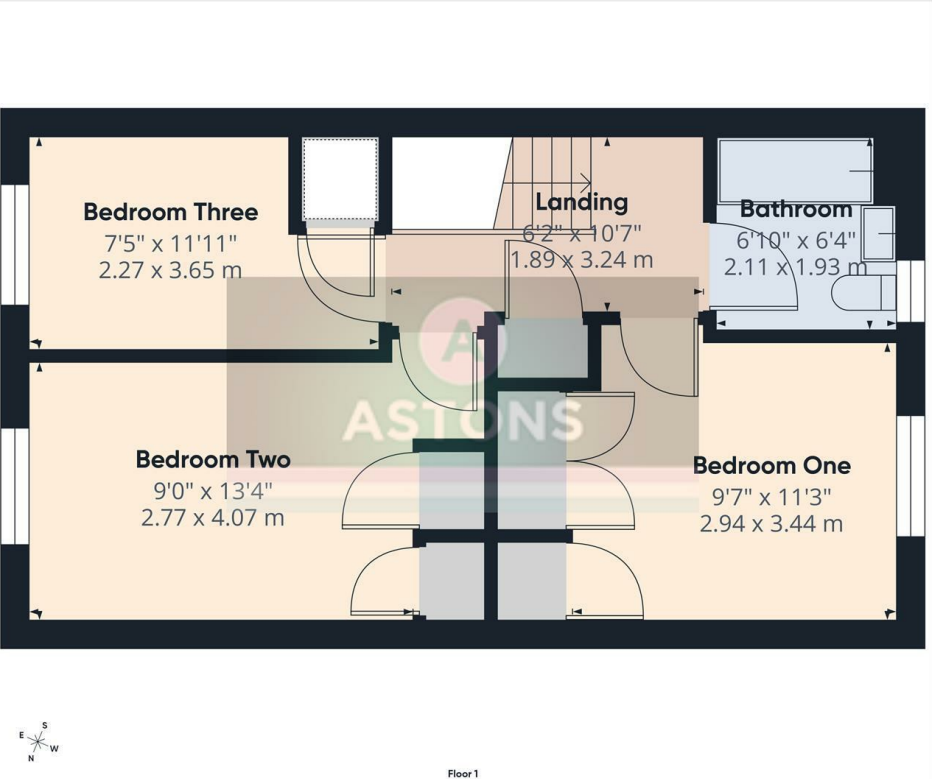


Approximate total area<sup>(1)</sup>  
483 ft<sup>2</sup>  
44.8 m<sup>2</sup>

(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.

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Floor 1



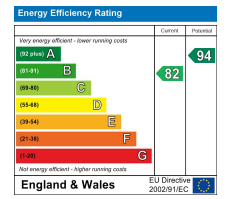
Approximate total area<sup>(1)</sup>  
447 ft<sup>2</sup>  
41.7 m<sup>2</sup>

(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.

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