



ASTONS



Forge Lane
Three Bridges, West Sussex RH10 1QS

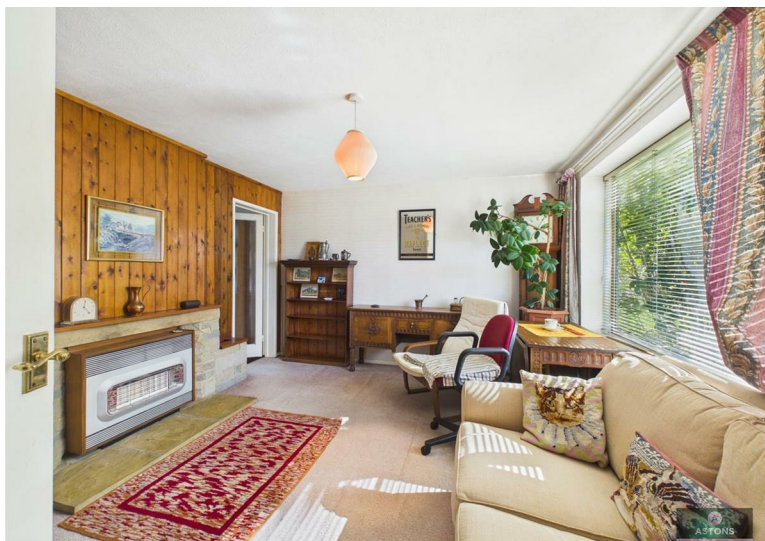
£375,000

Astons are pleased to offer this three bedroom semi detached house to the market. The property requires modernisation and offers prospective buyers the opportunity to put their own mark on this centrally located house. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The property is positioned on a bold corner plot with a good sized rear garden and garage to the rear.

The Three Bridges area is known for its excellent transport links, including it's mainline train station, making it an ideal choice for commuters and families alike. With local amenities just a stone's throw away, you will find everything you need within easy reach.

This semi-detached house on Forge Lane is a wonderful opportunity for anyone looking to settle in a vibrant and welcoming neighbourhood. Don't miss your chance to make this lovely property your new home. The property is being offered with no onward chain.

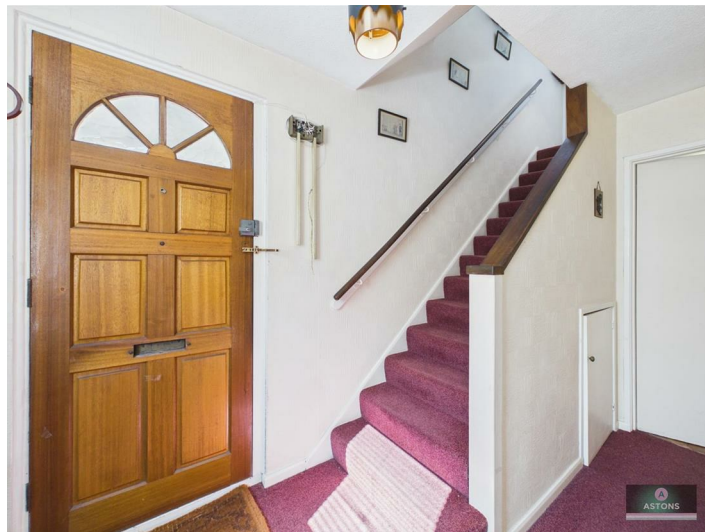


Enclosed Entrance Porch

Glazed front door, windows to either side, door to:

Hallway

Radiator, double glazed window, stairs to the first floor, under stairs cupboard, doors to:



Lounge

Double glazed window to the front, gas fire with stone surround, radiator.

Dining Room

Double glazed patio doors to the garden, radiator.

Kitchen

Range of base and eye level units with work surfaces over and tiled splash backs, sink unit with a mixer tap and drainer, space for an oven, cupboard with space for a fridge, double glazed window.

Covered Sideway

Door to the porch, window, door to the garden, door to:

Utility Room

Space for a washing machine and tumble dryer, power and light.

Landing

Double glazed window to the side, access to the loft space, airing cupboard, doors to:

Bedroom One

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two

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



Bedroom Three

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

Bathroom

Suite comprising a panel enclosed bath with a mixer tap, hand basin, tiled walls, obscured double glazed window, shaver point.



Separate WC

Wc, double glazed obscured window.



To The Front

Gated access with path to the front door, garden area to the front with dwarf wall boundary.

Rear Garden

The garden is mainly lawned with plant and shrub borders, patio area adjacent to the house, wall and fence boundaries, hardstanding area behind the garage, side access via the covered sideway back to the front, personal door to the garage.

Garage

Located at the end of the garden with an up and over door, power and light, personal door to the garden.

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.

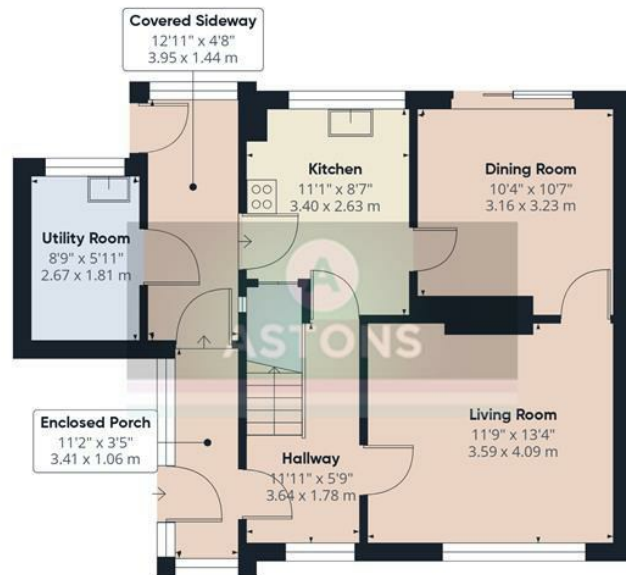
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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



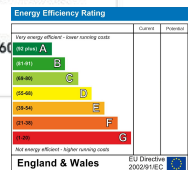
Approximate total area⁽¹⁾

1152 ft²
107.1 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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