



**Forestfield
Furnace Green, RH10 6PS**

**Starting Bid
£195,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Forestfield, Furnace Green, RH10 6PS



LOCATION

Furnace Green is one of 14 neighbourhoods in Crawley in West Sussex, England, and a local government ward. Furnace Green is located to the east of the town centre. It is still walkable to Three Bridges Station and Crawley Town Centre. Furnace Green also has a handy parade of shops which include a convenience shop, Butchers, Pharmacy and Café.

PROPERTY

****Cash Buyers Only****

A double-bedroom bungalow located in the ever-popular area of Furnace Green and nestled in a conservation area. The property has a hallway leading to a storeroom, shower room, bedroom, and main living area. The bedroom is a good size double with a window overlooking the front courtyard and built-in wardrobes. There is a refitted modern shower room with tiled walls, contemporary white suite and a walk-in shower. There is a lovely lounge with a vaulted ceiling and sliding doors out to the private garden. The kitchen is off the lounge and has a range of eye-level and base-level units, space for all your white goods plus countertop space and there is a breakfast area. The private

courtyard overlooks the beautiful communal green and is a great place to relax and watch the world go by.

OUTSIDE

The property benefits from a front area to sit out in as well as the private rear garden all paved patio, which is low maintenance and a great place to watch the world go by as it backs onto communal green. There is also a garage en block.

ADDITIONAL INFORMATION

Tenure: Leasehold

Lease Term: 99 Years (Less 7 Days) From 29 September 1968

Annual Service Charge: tbc

Service Charge Review Period: tbc

Annual Ground Rent: tbc

Ground Rent Review Period: tbc

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

10 minute walk



Shops

Convenience Store
10 minute walk



Trains

Three Bridges – 1.3 miles
Crawley – 1.6 miles



Airport

Gatwick
5.1 miles



Roads

M23
2.8 miles



Sport & Leisure

K2 Leisure Centre
1.6 miles



Rental Income

£tbc



Schools

n/a



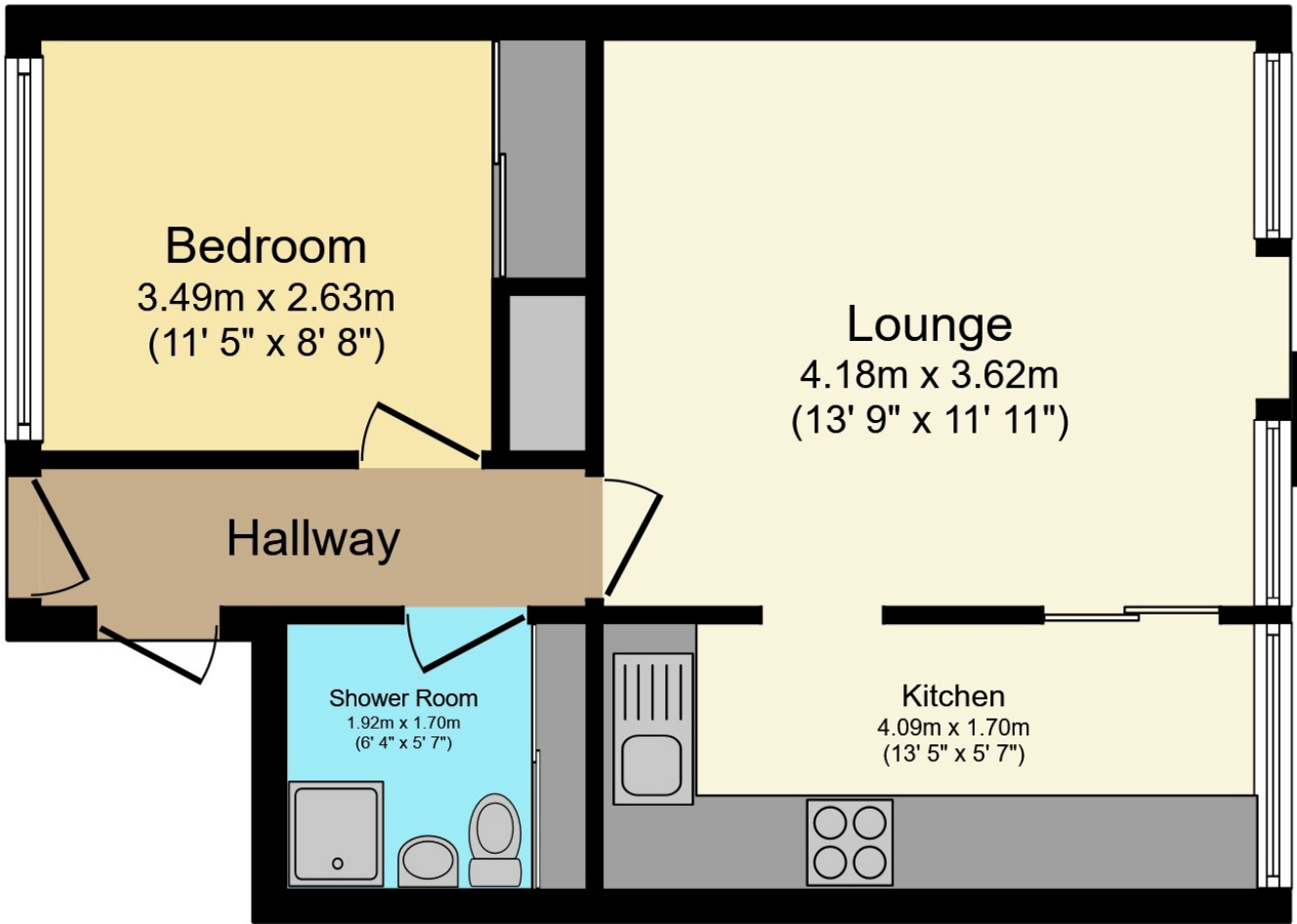
Fibre Broadband

Up to 264 Mbps

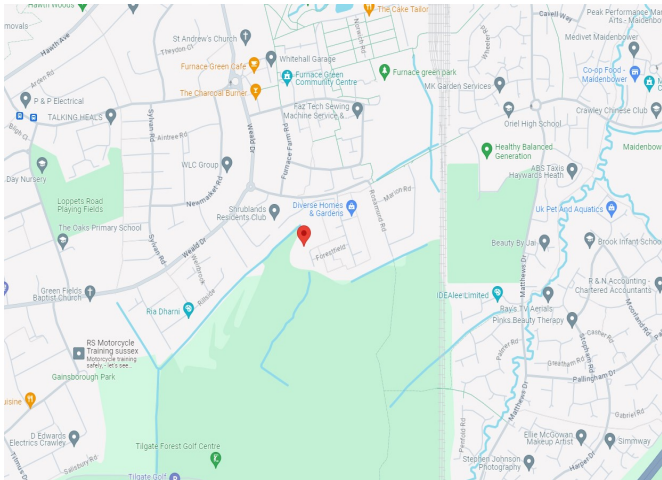


Council Tax

Band B



Map Location



Total Approximate Floor Area
423 sq ft / 39 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by
appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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