



## Somerley Drive, Forge Wood, Crawley, West Sussex, RH10 3SU

£1,250 pcm

- Two bedroom terraced house
- L-shaped lounge / dining room opening to rear garden
- Beautifully presented throughout
- Fitted kitchen with appliances
- En suite shower room
- Downstairs cloakroom
- Rear garden with decking and lawn
- Garage to the rear of property
- Unfurnished; available from end of October



## Property Description

Homes Partnership Lettings and Management is delighted to bring to the market this beautifully presented, two bedroom middle terrace house, located in the residential neighbourhood of Forge Wood, on the outskirts of Crawley. The property boasts an en suite shower room and a downstairs cloakroom. The ground floor accommodation in full comprises an entrance hall, L-shaped lounge / dining room with door opening to the rear garden and a fitted kitchen with integral appliances. On the first floor the principle bedroom has an en suite shower room, there is a second bedroom and a bathroom fitted with a white suite. The property benefits from double glazing throughout and heating by gas to a system of hot water radiators. Outside, the rear garden has a raised decked area. The property is ideally placed for those needing the school and would make a great first time rental home. This will be available from the end of October and will be let on an unfurnished basis. We would urge a viewing to see if this would suit your needs.

**CANOPY PORCH** External courtesy light. Front door opening to:

**ENTRANCE HALL** Radiator. Under stair cupboard. Stairs to the first floor. Doors to kitchen, cloakroom and:

**LOUNGE / DINING ROOM** 14' 11" (4.55m) maximum narrowing to 7' 4" (2.24m) x 13' 9" (4.19m) maximum narrowing to 8' 5" (2.57m) approximate. An L-shaped room with a window and door opening to the rear garden. Radiator.

**KITCHEN** 8' 8" x 8' 5" (2.64m x 2.57m) approximate. Fitted with a range of wall and base level units comprising a one and a half bowl, single drainer stainless steel sink unit with mixer tap. Built in oven and hob with extractor hood over. Integral fridge / freezer, washing machine and dishwasher. Wall mounted boiler. Window to the front.

**CLOAKROOM** Fitted with a white suite comprising a low level WC and a wash hand basin. Extractor fan. Radiator.

**FIRST FLOOR LANDING** Stairs from the entrance hall. Radiator. Over stair storage cupboard. Hatch to loft space. Doors to both bedrooms and bathroom.







**BEDROOM ONE** 13' 4" x 8' 7" (4.06m x 2.62m) approximate. Radiator. Window to the front. Door to:

**EN SUITE SHOWER ROOM** Fitted with a white suite comprising a tiled shower cubicle, low level WC and a wash hand basin. Heated towel rail. Extractor fan. Opaque window to the front.

**BEDROOM TWO** 8' 7" x 8' 0" (2.62m x 2.44m) approximate. Radiator. Window overlooking the rear garden.

**BATHROOM** Fitted with a white suite comprising a bath with shower over, wash hand basin and a low level WC. Radiator. Extractor fan. Opaque window to the rear.

### OUTSIDE

**FRONT GARDEN** There is a small area laid with slate chippings. Enclosed by metal picket fence with gated access.

**REAR GARDEN** Raised decked area to the rear of the garden, the remainder being laid to lawn. External water tap. External courtesy light. Enclosed by fence with gated rear access.

**GARAGE** To the rear of the garden with up and over door.

### USEFUL INFORMATION

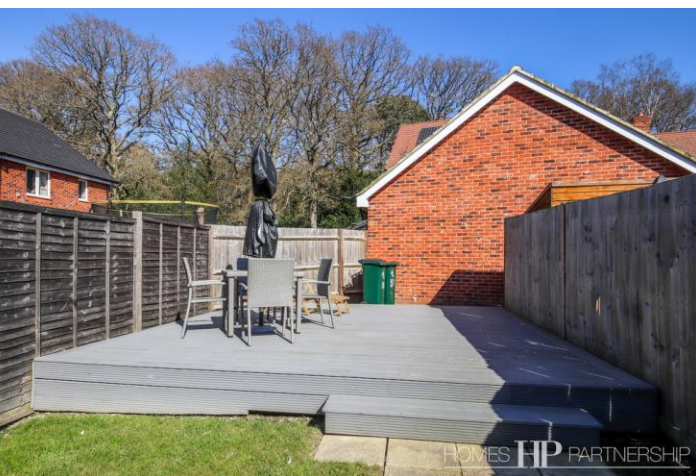
**MAINS SERVICES** Gas / Electric / Water / Drainage

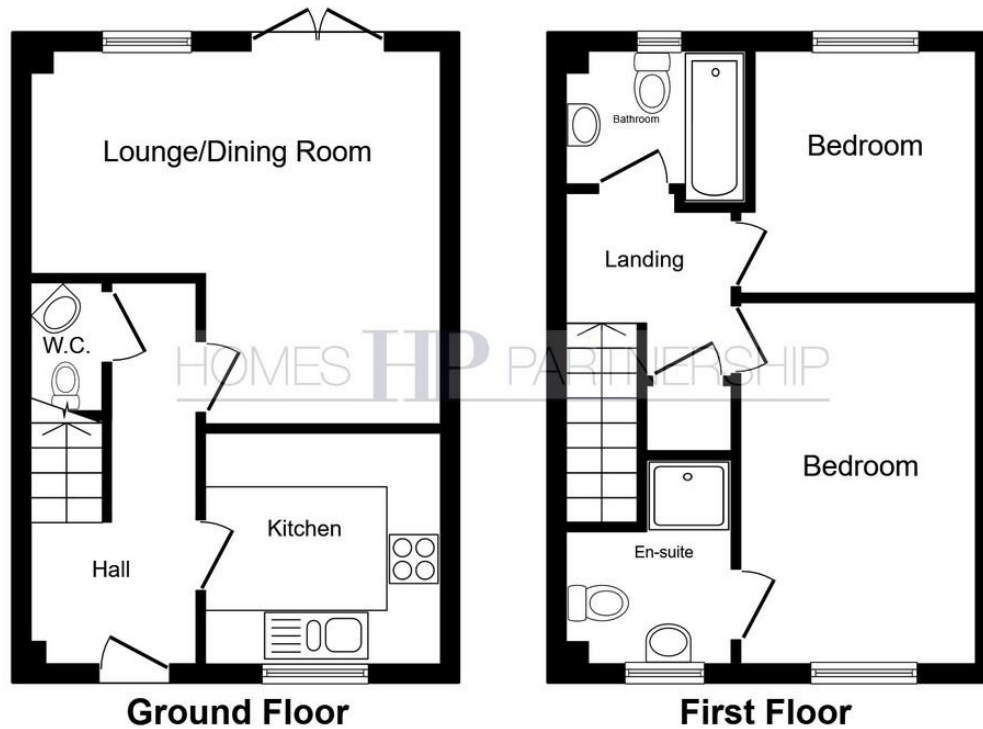
### TRAVELLING TIME TO STATIONS

Three Bridges	By car	7 mins
Crawley	By car	9 mins

(source google maps)

**AREA INFORMATION** Situated on the north east outskirts of Crawley, Forge Wood is the newest of the 14 neighbourhoods. When complete, Forge Wood will have up to 1900 homes built around a central community space. The plans include a primary school (which is now complete and being used), community centre, office and industrial space, retail space and parkland. Bus services connect to Crawley town centre with its comprehensive range of shops and restaurants and access to the M23 / A23 connecting to the coast and London is close by. For modern living on the doorstep of major employers such as Gatwick Airport, Forge Wood is an excellent choice for families, professionals and investors.





Total floor area 62.7 sq.m. (675 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### SUMMARY OF CHARGES TO TENANTS

Money due to reserve a property:

Holding Deposit:  
Equivalent to 1 Weeks' Rent

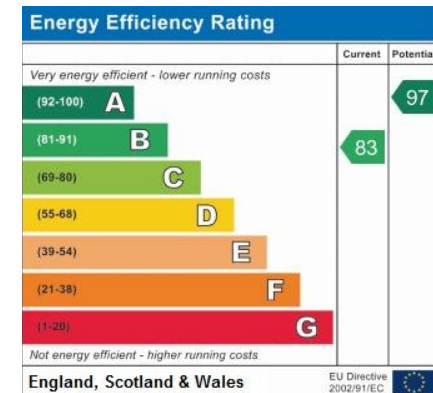
Money due in cleared funds prior to the start of tenancy:

One month's rent in advance  
Dilapidations Deposit (Equivalent to 5 weeks' rent)

**TENURE** Long term

**COUNCIL TAX BAND** C £1,724

NB: The banding of a dwelling which has had improvements which increase its value cannot be re banded until it is next sold. If you are considering buying a property which has been extended since 1993, you should be aware that the council tax band can be increased after the sale has taken place.



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