



Forestfield
Furnace Green, Sussex RH10 6PP

Guide Price £365,000

*** Guide Price £365,000 - £375,000 ***

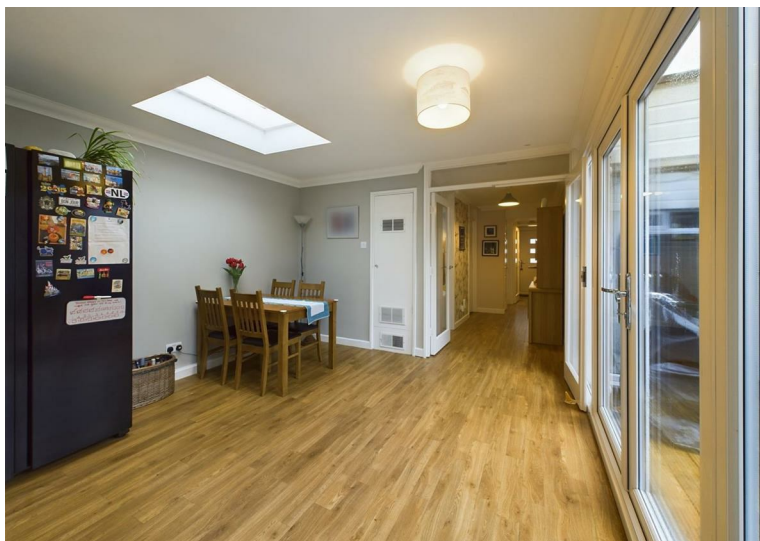
Welcome to this charming bungalow located in the awarding winning conservation Forestfield area of Furnace Green, Crawley. This delightful property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, making it a perfect home for a small family or those looking to downsize.

Situated in a terrace style, this bungalow offers a unique living experience with a lovely position that backs onto the scenic Tilgate golf course and park. Imagine waking up to this lush greenery backdrop right at your doorstep!

The property has a garage in nearby block and there is further communal parking areas offering plenty of space to park, ensuring you never have to worry about parking in this peaceful neighbourhood. Additionally, being part of a conservation area with a central club house for residents, you'll have access to exclusive amenities and a sense of community.

One of the highlights of this bungalow is the inner courtyard, providing a tranquil and private seating area where you can relax and unwind after a long day. Whether you enjoy a morning coffee surrounded by nature or a quiet evening under the stars, this space offers the perfect retreat within your own home.

Don't miss the opportunity to make this charming bungalow your own and experience the best of countryside living in the heart of Crawley. Book a viewing today and step into your future home at Forestfield!



Hallway

Double glazed front door, wood effect flooring, cupboard, glazed door to the dining room.

Dining Room

Double glazed French doors to the inner courtyard with double glazed windows to either side, skylight, wood effect flooring, cupboard housing gas warm air boiler, coving.

Kitchen

Range of base and eye level panel fronted units with work surfaces over and tiled splashbacks, inset stainless steel sink with a mixer tap and drainer, built in eye level stainless steel oven, four ring gas hob with a stainless steel extractor hood above, integrated fridge/freezer, space for a washing machine, dishwasher, tumble dryer and freezer, double glazed windows and door to the rear, wood effect flooring.

Lounge

Double glazed sliding patio doors to the garden with windows to either side, double glazed window and high level windows to the courtyard, coving.

Inner Courtyard

The courtyard is decked and provides a lovely, private seating area.

Bedroom One

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



Bedroom Two

Double glazed windows to the inner courtyard, coving, built in wardrobe.



Bedroom Three

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

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment over and folding glass screen, hand basin with a mixer tap and unit below, skylight window, tiled walls, airing cupboard.



Separate WC

White wc and hand basin with a mixer tap and unit below, skylight window, tiled walls.

To The Front

Block paved area with walled boundary leading to the front door.

Rear Garden

Paved patio area adjacent to the property leading to an artificial lawned area, wooden fenced borders and gate to the rear leading to woodland. To the side there is an insulated purpose built Home Office with double glazed doors to the front and double glazed windows to the side, power and light.



Garage

Located in nearby block below the properties and has an up and over door.

Estate Charge

There is an annual estate charge payable with this property which pays for the upkeep of the communal estate areas. The charge is £450.00 per annum.

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 £150 per transaction

- Open Convey panel £150 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

Approximate total area^m
 1049.9 ft²
 97.54 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	