



Ullswater Road
Forgewood, West Sussex RH10 3FH

Offers In Excess Of £250,000

This delightful flat on Ullswater Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a welcoming open-plan reception room which leads into the fitted kitchen area, providing a warm and inviting space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and comfort. The property also benefits from designated parking for one vehicle.

In summary, this flat on Ullswater Road is a charming and practical choice for anyone looking to settle in a welcoming neighbourhood. With its appealing features and convenient location, it is certainly worth considering for your next home. The property is offered to the market with no onward chain.



Entrance Hall

Double glazed window to rear aspect, phone entry system, radiator, doors to;



Kitchen

Fitted with a range of floor and eye level units, stainless steel sink with drainer and mixer tap, stainless steel gas hob with stainless steel splash back and extractor fan, electric oven, space and power for fridge/freezer, space and plumbing with washing machine, part tiled walls, wood laminate flooring, double glazed window to rear aspect, open to;

Lounge/Diner

Double glazed window to front and rear aspect, radiator, purge fan.

Bedroom One

Double glazed window to front aspect, radiator, purge fan.

Bedroom Two

Double glazed window to front aspect, radiator, purge fan.



Bathroom

White suite comprising of w/c, wash hand basin with mixer tap, tiled splash back and under counter units, enclosed bath with shower attachment and glass shower screen, part tiled walls, tiled flooring, heated towel rail, obscured double glazed window to rear aspect, purge fan.



Allocated parking

There is an allocated parking space with the property.



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.

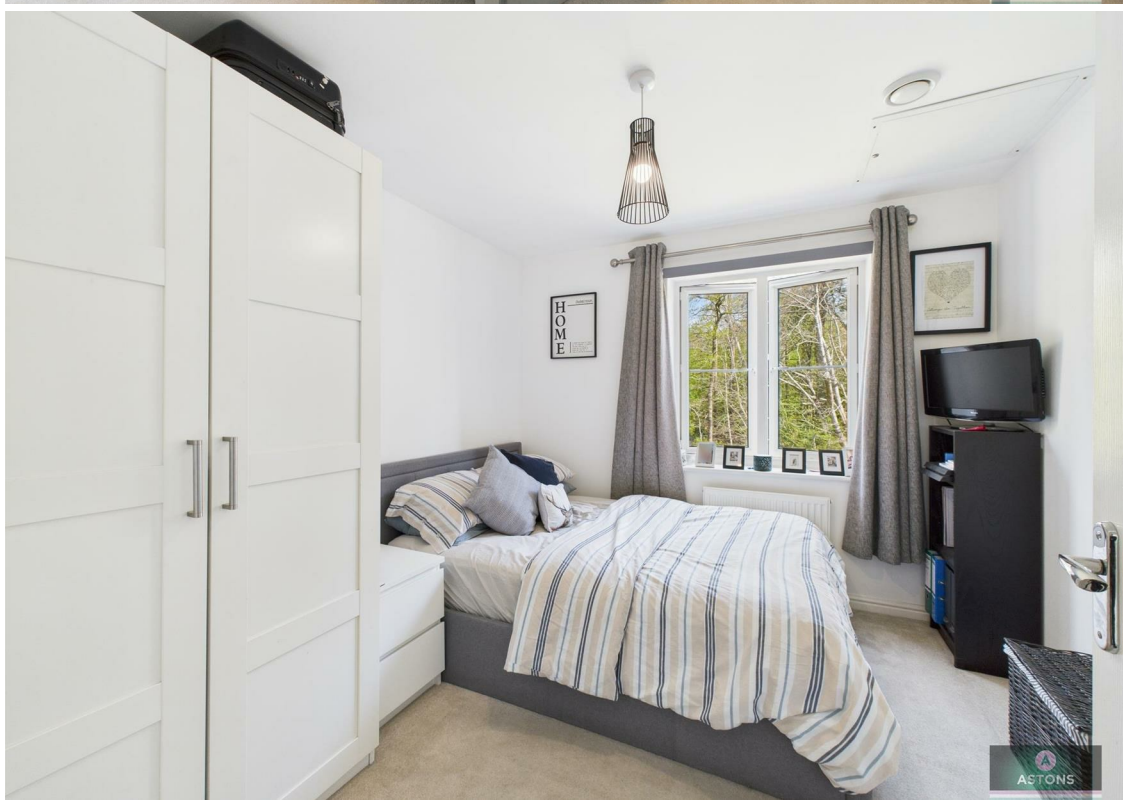
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £200 per transaction

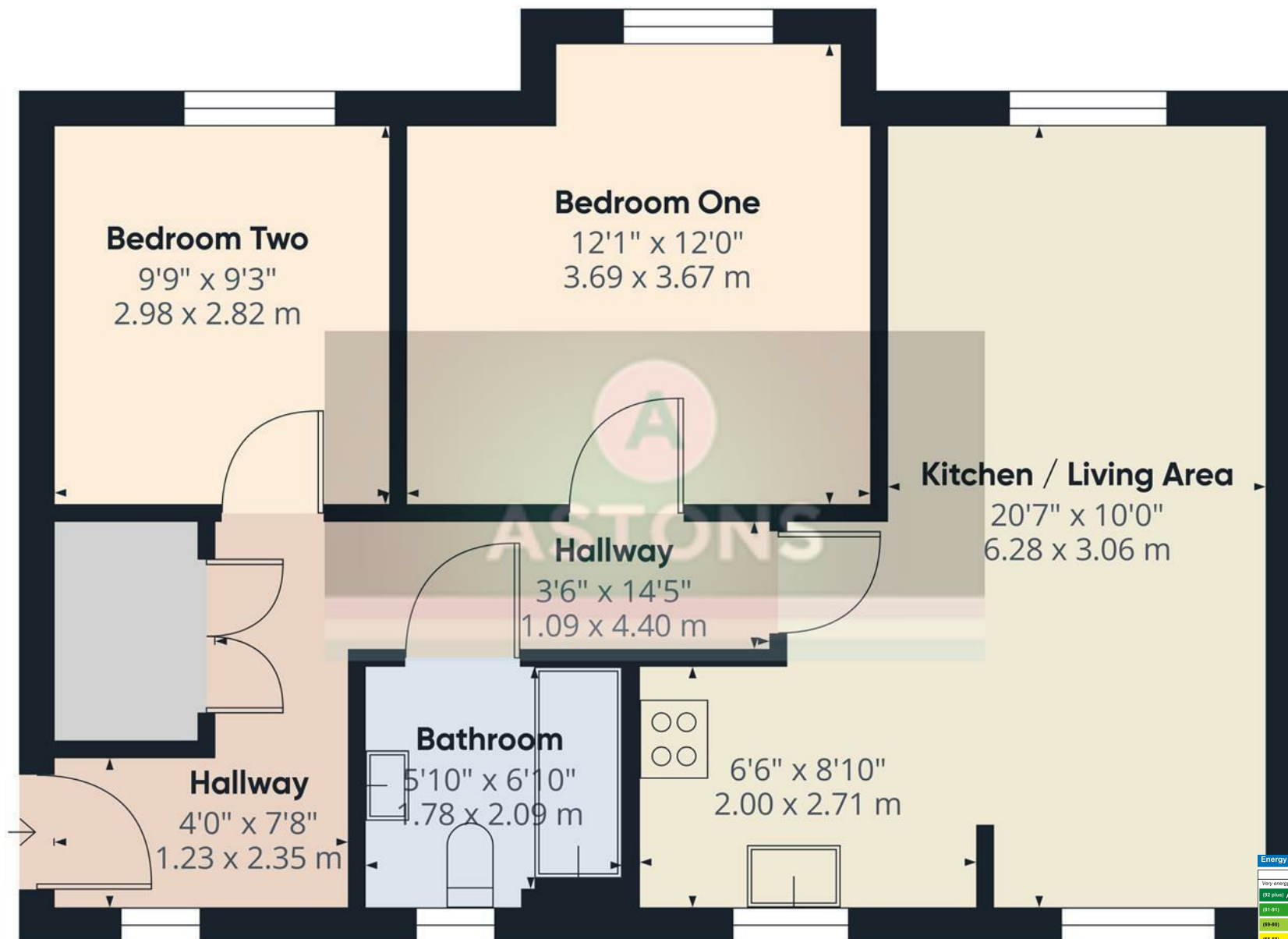
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.

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.





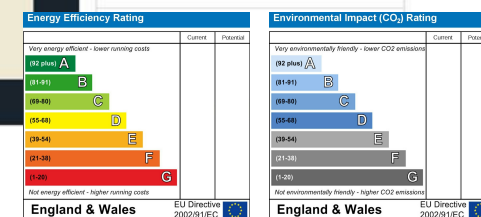


Approximate total area⁽¹⁾

653.27 ft²

60.69 m²

(1) Excluding balconies and terraces



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