



Somerley Drive
Crawley, West Sussex RH10 3SW
£425,000

Astons are delighted to market this stylish three bedroom end of terrace house, situated within the ever popular residential area of Forge Wood, located within walking distance of a local park and a well regarded primary school. Inside this beautifully presented home features a light and airy living room, a fitted kitchen/dining room, a fitted downstairs cloakroom, a fitted bathroom and three good sized bedrooms with bedroom one boasting a fitted en-suite. To the rear is a private enclosed garden, to the front is a gated parking port on a long lease.



Entrance Hall

Front door opening to entrance hall which comprises of wood effect laminate flooring, radiator, stairs to first floor, door to:

Downstairs Cloakroom

Fitted suite comprising of w/c, vinyl floor, wash hand basin with pedestal and splash back tiles, radiator.



Bedroom One

Double glazed windows to rear aspect, radiator, door to:



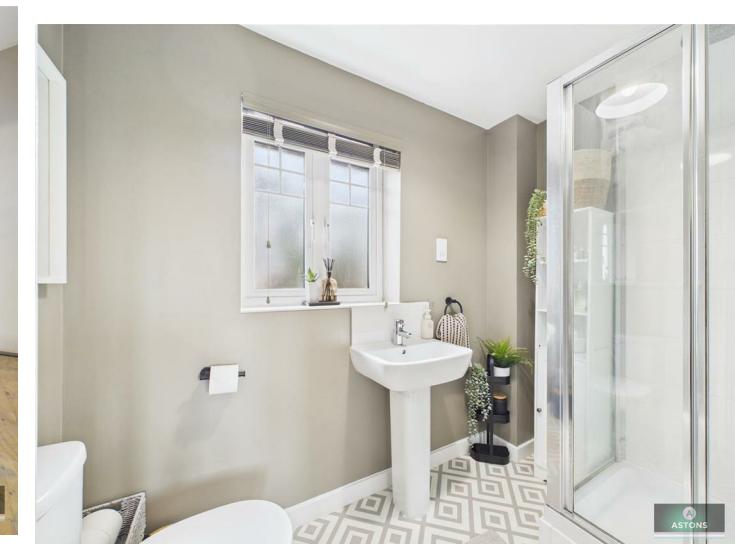
Living Room

Light and airy room with wood effect laminate flooring, radiator, double glazed window to rear aspect, double glazed french doors to rear garden, door to:



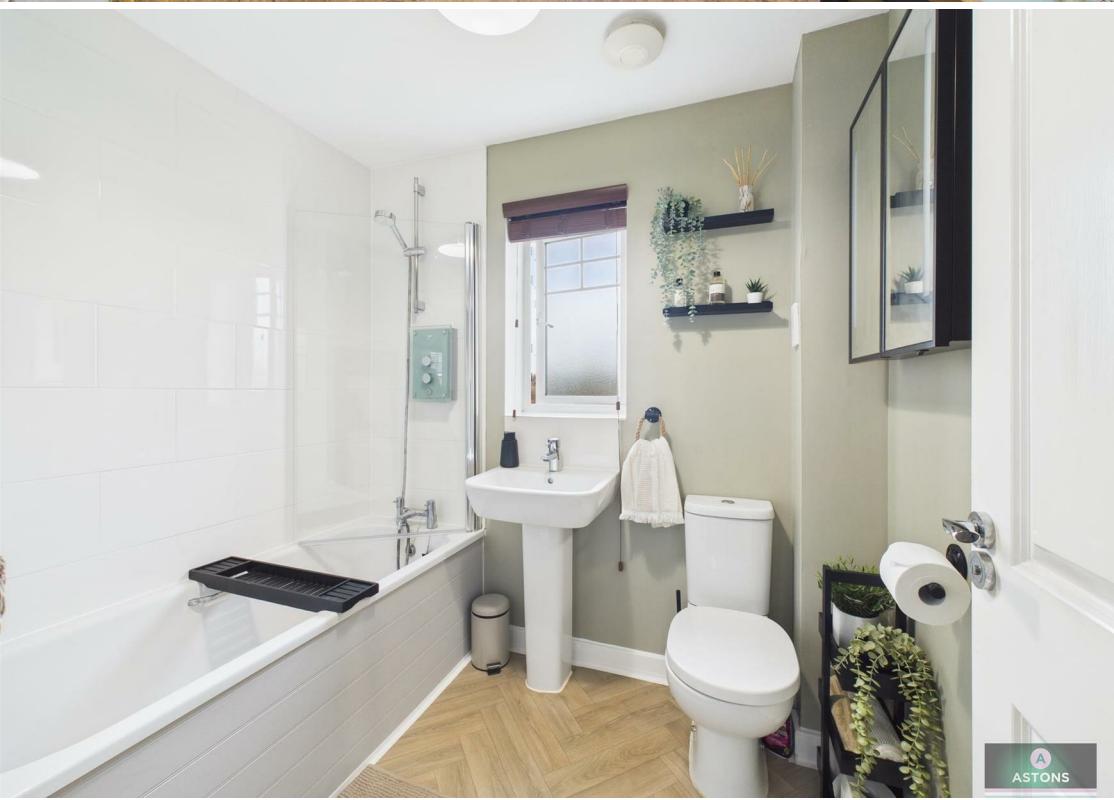
Landing

Double glazed window to front aspect, with access to airing cupboard and loft space, doors to:



Bedroom Two

With double glazed windows to rear aspect, radiator.





Bedroom Three

With double glazed windows to front aspect, radiator.



To The Rear

With patio area adjacent to property, outside tap and power point, lawn garden, fence enclosed with side gate access and additional gate offering access to parking port.

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.



To The Front

With patio path to front door, court dwarf gates to borders.

Estate Charge

This property has an annual estate charge of £407.04.

Bathroom

Fitted suite comprising of w/c, wash hand basin with mixer-tap and pedestal, enclosed bathtub with mixer-tap and shower unit, heated towel rail, vinyl floor, part tiled walls, obscure double glazed window to rear aspect.



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

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

Astons, 32 High Street, Crawley RH10 1BW. Email: astons1@btconnect.com

Tel: 01293 611999 Fax: 01293 611454

www.astons.org