



ASTONS



Daffodil Crescent
Forgeood, West Sussex RH10 3UY

£450,000

Situated in the popular modern development of Forgewood, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three well-proportioned bedrooms, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, with a driveway to the side of the house which leads to the garage. This added convenience ensures that you and your guests will never have to worry about parking.

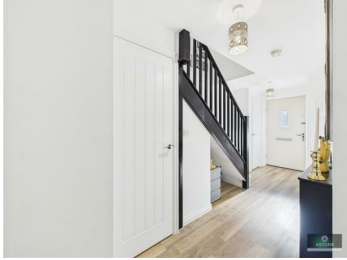
Daffodil Crescent is a peaceful street, offering a sense of community while still being within easy reach of local amenities, schools, and transport links. This home is not just a place to live; it is a place to create lasting memories.

Whether you are looking to buy or rent, this semi-detached house in Forgewood is a wonderful choice for those seeking a blend of comfort, space, and convenience. Do not miss the chance to make this lovely property your new home.



Hallway

Front door, cupboard housing utilities, under stairs cupboard, wood effect flooring, radiator, stairs to the first floor, doors to:



Downstairs Cloakroom

White suite comprising a wc with a concealed cistern, hand basin with a mixer tap and vanity unit below, heated towel rail, wood effects flooring, part tiled walls.

Kitchen/Breakfast Room

Range of base and eye level units with work surfaces over and matching splash backs, inset stainless steel sink with a mixer tap and drainer, built in eye level stainless steel oven, gas hob with a stainless steel back plate and extractor hood above, integrated fridge/freezer and dishwasher, space for a washing machine, double glazed window to the front, wood effect flooring, radiator, recessed down lighters, unit housing the gas fired boiler.

Living/Dining Room

Double glazed French casement doors to the garden, wood effect flooring, radiator, cupboard.

Landing

Access to the loft space, radiator, doors to:

Bedroom One

Two double glazed windows to the front, radiator, built in wardrobe.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes.



Bedroom Three

Double glazed window to the rear, radiator.



Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment over, hand basin with a mixer tap, wc with a concealed cistern, part tiled walls, tiled floor, heated towel rail.

To The Front

Path to the front door, driveway to the side with parking for two to three cars leading to:

Garage

With an up and over door, power and light, personal door to the garden, eaves storage space.

Rear Garden

The garden level and a good size comprising a patio area adjacent to the house with an external tap and power point, gated access to the side, artificial lawned area with wooden sleeper planters, decked seating area to the rear, fence enclosed borders.



Estate Charge

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

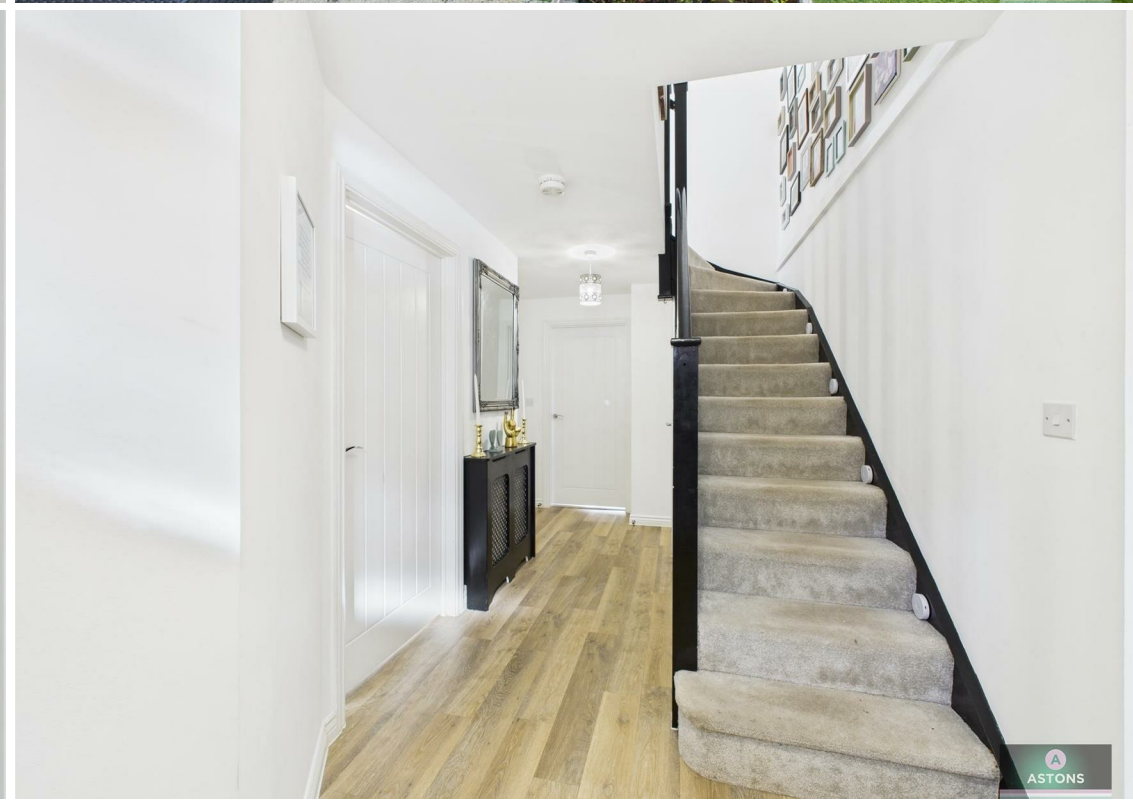
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations 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

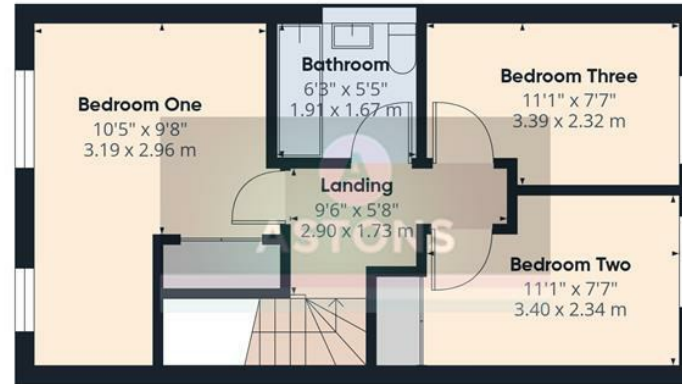
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

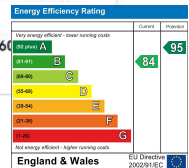
1036 ft²

96.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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