



Foxglove Drive  
Forgewood, West Sussex RH10 3XR

**Guide Price £450,000**

\*\*\* Guide price £450,000-£475,000 \*\*\*

Astons are delighted to market this beautifully presented three bedroom semi detached house, situated within the highly desirable residential area of Forgewood. Inside this wonderful family home features a fitted kitchen/breakfast room, a light and airy lounge/dining room, a fitted downstairs cloakroom, and a fitted bathroom suite and three excellent sized bedrooms. To the rear is a landscaped garden with artificial turf and side gate access. Additional benefits of this property include a insulated garage, gas central heating, upvc double glazing, remainder of NHBC warranty and driveway offering parking for two vehicles.



### Hallway

Front door, radiator, access to coat cupboard and under stairs storage cupboard, stairs to first floor landing, doors to:

### Downstairs Cloakroom

White suite comprising of low level w/c, wash hand basin with mixer-tap and under counter unit, part tiled walls, radiator.

### Kitchen/Dining Room

Fitted with a range of units at base and eye level, with integrated appliances, stainless steel sink with mixer-tap and drainer, wood effect kitchen work-tops, breakfast bar with units below, feature under counter spot lights, radiator, part tiled walls, double glazed windows to front aspect.

### Lounge/Dining Room

Light and airy room with double glazed french doors to rear garden, radiator.

### Landing

Access to loft space and airy cupboard, doors to:

### Bedroom One

Double glazed windows to front aspect, radiator.

### Bedroom Two

Double glazed windows to rear aspect, radiator.

### Bedroom Three

Double glazed windows to rear aspect, radiator.

### Bathroom

Fitted white three piece suite comprising of w/c, panel enclosed bathtub with mixer-tap and shower unit, extractor fan, heated towel rail, wash hand basin with mixer-tap, part tiled walls, tiled floor.

### Rear Garden

Patio area adjacent to property, artificial lawn turf, access to garage, fence enclosed with side gate access.

### Garage

Insulated with power and light.

### To The Front

Driveway offering parking for at least two vehicles, hedges to borders.

### Estate Charge

There is an annual estate charge payable for this property which is approximately £360PA.

### 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

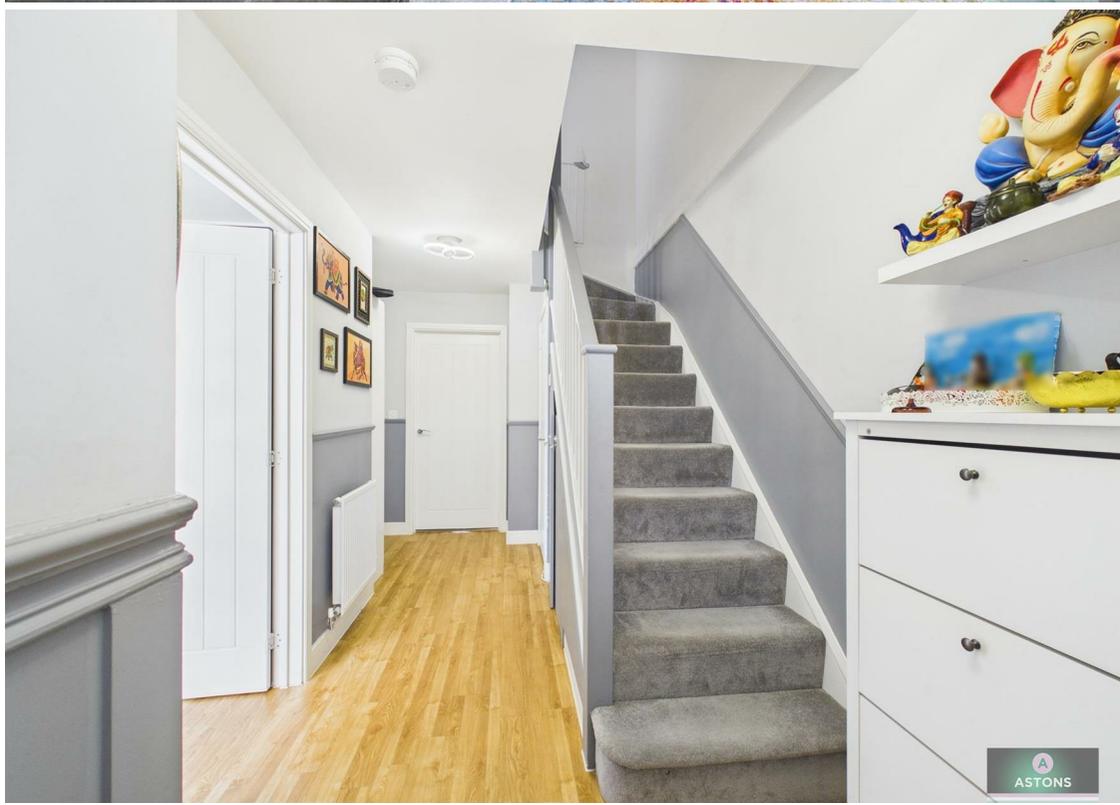
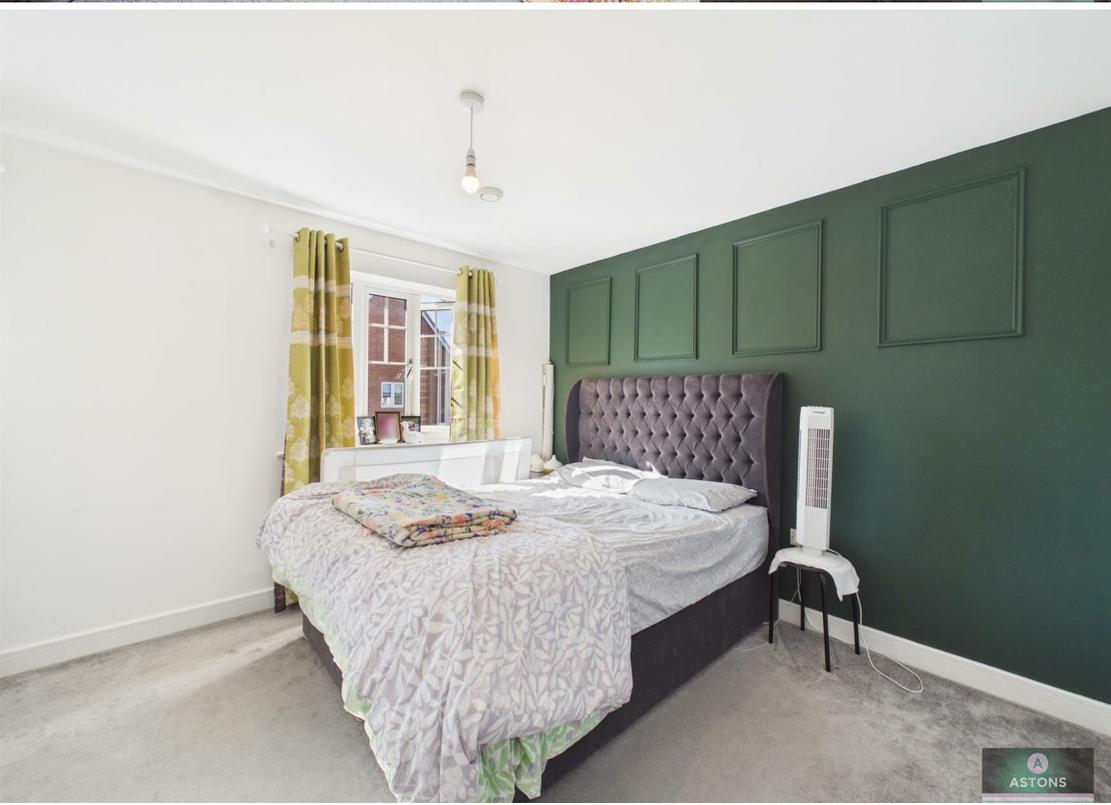
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

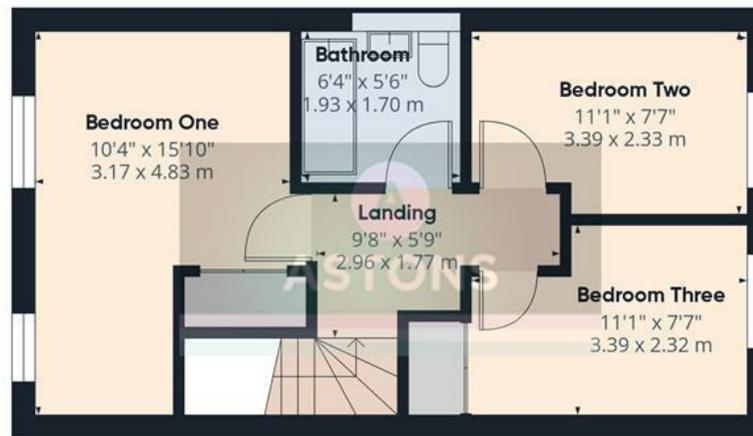




**Downstairs Cloakroom**  
4'8" x 5'6"  
1.44 x 1.68 m



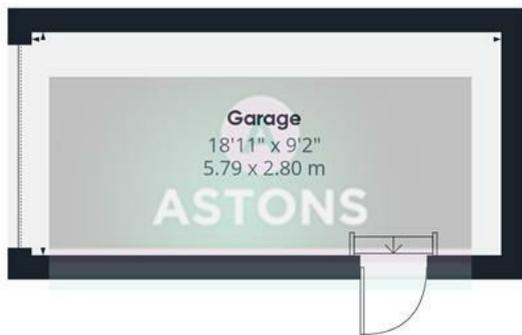
Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
1023 ft<sup>2</sup>  
94.9 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

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