



Somerley Drive
Forgewood, West Sussex RH10 3SU

£440,000

Astons are pleased to offer this four bedroom semi detached family home which is situated in the modern Forgewood development. The property is approximately five years old and has the remaining NHBC guarantee to run. The house is well presented and benefits from a secluded and good sized rear garden with side access, main bedroom with a dressing area and en-suite shower room, a kitchen/dining room with integrated appliances and a gated driveway and garage. The property is ideally situated close to transport links, and is within the catchment area of the well regarded Hazelwick secondary school and Forgewood school, which has an outstanding Ofsted rating.



Hallway

Front door, laminate wood flooring, stairs to the first floor, doors to:

Downstairs Cloakroom

Who suite comprising a W.C, pedestal hand basin with a mixer tap, part tiled walls, laminate wood flooring, wall mounted storage unit with mirror fronted doors, radiator, recessed down lighters.

Lounge

Double glazed french casement doors to the garden, double glazed window to the rear, wood effect flooring, radiator, recessed down lighters, thermostat, doorway to:

Kitchen/Dining 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 stainless steel oven with a four ring gas hob over and stainless steel back plate and stainless steel extractor hood above, integrated dishwasher and washing machine, space for a fridge/freezer, tiled floor, double glazed window to the rear, open to dining area, radiator double glazed window to the front, under stairs storage cupboard.

Landing

Double glazed window to the front, cupboard housing hot water cylinder, doors to:

Dressing Area

Double glazed window to the front, radiator, recessed down lighters, built in wardrobes to one wall with sliding doors, open through to:

Bedroom One

Double glazed window to the front, radiator, recessed down lighters, built in wardrobes to one wall with sliding doors, open through to:

En-Suite Shower Room

White suite comprising a shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, W.C, part tiled walls, tiled floor, radiator, recessed down lighters, obscure double glazed window, fitted wall units, extractor fan.

Bedroom Two

Double glazed window to the rear, radiator fitted wardrobes and storage unit to one wall, recessed down lighters.

Bedroom Three

Double glazed window to the rear, radiator.

Bedroom Four

Double glazed window to the front, radiator, fitted wardrobes and drawers to one wall.

Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, further mixer shower unit above with a folding glass screen, pedestal hand basin with a mixer tap, W.C, part tiled walls, tiled floor, obscure double glazed window, radiator, recessed down lighters, extractor fan.

To The Front

Path to the front door, slate chipping area to the side with a hedge border, driveway with gated access with parking for one to two cars leading to the garage.

Garage

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

Rear Garden

The garden has a good degree of seclusion and comprises a decked area adjacent to the house leading to a lawned area, stepping stone path to the rear stone chipping area, external power point, fence enclosed borders, side access gate, personal door to the garage.

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.



