



Nymans Court

Forestfield, Crawley, RH10 6PP

If you're looking for space, quality and location, then this exceptional three bedroom bungalow in the sought after award winning Forestfield development is the one for you.

Oh! **OLIVER
HART**

ESTATE AGENTS

Guide price £375,000 to
£400,000



Key Features

- Three double bedrooms
- Immaculate condition
- Bright and spacious throughout
- Internal Courtyard
- Modern shower room
- Separate WC
- Garage En Bloc
- GCH
- New Fibreglass roof
- New Patio garden
- Combi boiler only 5 years old
- Council tax band D
- Freehold
- EPC rating C

Particulars

Oliver Hart Estate Agents are proud to present this beautiful three bedroom bungalow backing on to Tilgate Forest conservation area.



As you enter the property it is immediately clear this is a highly maintained and well loved home. A welcoming entrance hall with a large cloak cupboard and two hallway closets, providing ample storage space.



{ versatility }

Central to the property is a bright and spacious dining room, newly installed flooring, a skylight and an internal courtyard, making this a wonderful, versatile area ideal for entertaining or family life.



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Bright and spacious

Moving to the rear of the property is a large living room with double aspect windows and huge french doors to the garden.



The kitchen is of a stylish modern design with high gloss cabinets and electric hob, plus separate access door to garden.

All the bedrooms are of a double size, with carpets less than three years old and all with built in wardrobes.



The master bedroom has bespoke fitted Sharps wardrobes.





There is a good size shower room, less than five years old and of contemporary design, with toilet, heated towel rail and bespoke fitted cabinets. A separate toilet room, recently refurbished also to a high standard.

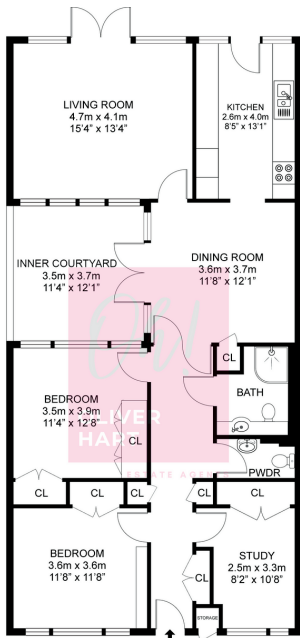
contemporary ”



Overlooking Tilgate forest....

Overlooking Tilgate forest, the recently landscaped garden is simply delightful, lined with attractive flower beds, an attractive pergola and a shed for storage, there is also a gate that leads to private rear access to the forest and golf club.





Other features of note include a new fibreglass roof, only two years old and re-insulated, new front windows, also only two years old, Combi boiler only 5 years old, GCH. Garage is en bloc, estate charge £380pa.

GROSS INTERNAL AREA
 GROUND FLOOR : 1171.11 sq ft, 108.8 m²
 TOTAL : 1171.11 sq ft, 108.8 m²

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Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	100