



**SELL**  
**PT**  
Trusted since 1947

# Valley Drive, Tinsley Green

In Excess of £300,000

**MANSELL**  
**McTAGGART**  
Trusted since 1947





- Located on ever popular Forge Wood development built in 2023
- Freehold Coach House
- Allocated parking with EV charger installed
- Semi open plan living room and kitchen with integrated appliances
- Two double bedrooms one with en-suite shower room
- Remainder of new homes warranty
- Vendor suited with a complete chain above
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A rare opportunity to purchase a two bedroom FREEHOLD coach house, located on the popular Forge Wood development of Tinsley Green, built in 2023. The property comes with the remainder of a new homes warranty and a complete chain above, allowing for a quick purchase and peace of mind.

Access is via your own private front door with stairs leading to the first floor, space for shoes and coats, access to all rooms and a useful storage cupboard.

The living accommodation is largely open plan with a kitchen/dining area and a separate living room situated past the kitchen. The kitchen itself is fitted with a range of attractive soft close cupboards and drawers with work surfaces and integrated appliances fitted. There is space for a four persons dining table and chairs, ideal for socialising and entertaining whilst cooking for family and guests alike.





The living room overlooks the front aspect creating a cosy environment, whilst still within easy reach of the kitchen, as being largely open to this area as well.

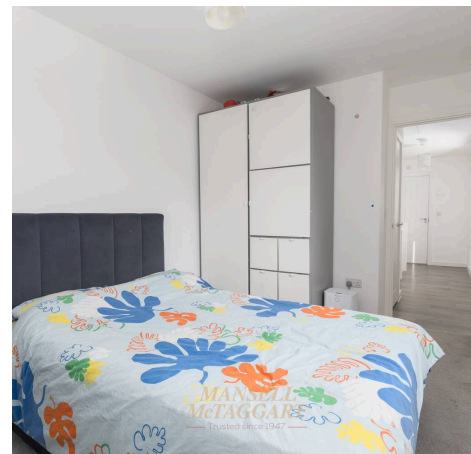
Both bedrooms are double rooms with one located to the front and one to the rear. The principle bedroom benefits from a built in wardrobe along with a sleek en-suite shower room comprising of a shower cubicle, low level WC, pedestal wash hand basin, chrome towel warmer and an opaque window.

Finally, the family bathroom is fitted in a white suite comprising of a panelled bath with shower unit over, low level WC and wash hand basin in similar style to the en-suite.

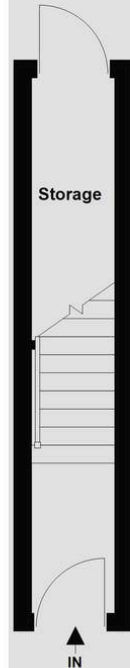
Externally there is an allocated parking space, which also benefits from a fitted EV charger.

#### **Agents Note**

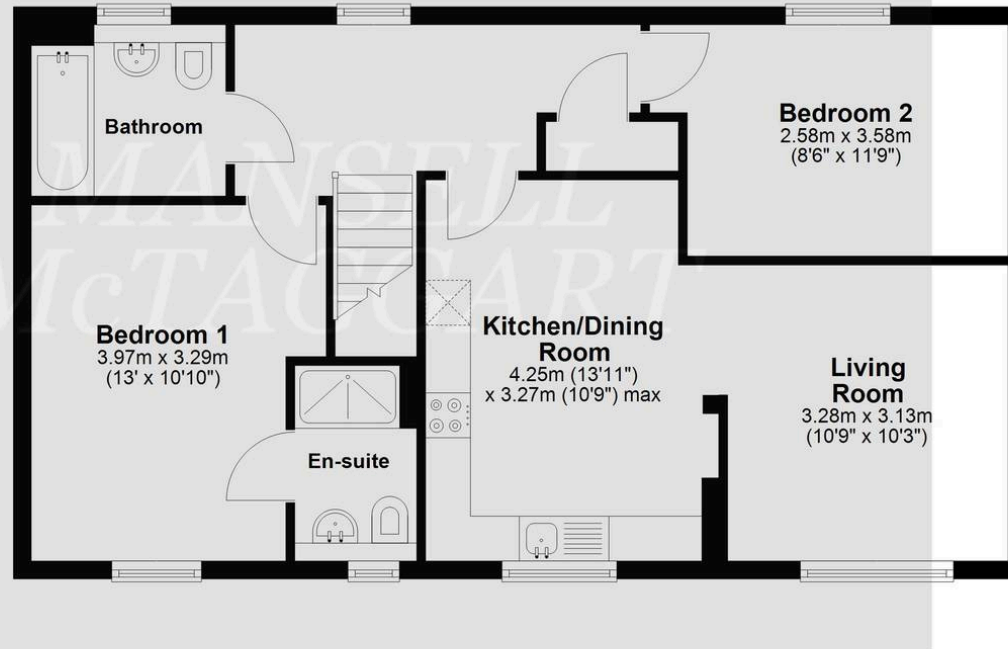
The annual Service charge for 2025-2026 was £440.50. This information should be confirmed by your solicitor.



**Flat Entrance**  
Approx. 5.5 sq. metres (59.5 sq. feet)



**First Floor**  
Approx. 64.7 sq. metres (696.4 sq. feet)



Total area: approx. 70.2 sq. metres (755.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Crawley

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