



**Taylor
Robinson**



Sangster Close, Forge Wood, Crawley, RH10 3GL

Welcome to this modern ground floor apartment located in the highly sought-after area of Forge Wood, Crawley. This delightful property boasts two spacious double bedrooms, making it an ideal choice for couples or those seeking a comfortable living space.

As you enter the apartment, you will find a well-appointed reception room that offers a lovely outlook over open space, creating a serene atmosphere for relaxation and entertaining. The natural light that floods the room enhances the inviting ambiance, making it a perfect spot to unwind after a long day.

The fitted kitchen is both practical and stylish, providing ample storage and workspace for all your culinary needs. Additionally, the apartment features two bathrooms, including an en suite shower room attached to the master bedroom, ensuring convenience and privacy for residents and guests alike.

With radiator heating and double-glazed windows throughout, this apartment promises warmth and energy efficiency, making it a comfortable home all year round.

Situated in a desirable location, this property is close to local amenities and transport links, offering easy access to the wider Crawley area and Gatwick Airport. This apartment presents an excellent opportunity for those looking to enjoy modern living in a vibrant community. Don't miss your chance to make this charming property your new home.

Offers In Excess Of £275,000 Leasehold

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- 2 Double Bedroom Ground Floor Apartment
- Main Bathroom
- Lease 992 Years Remaining
- Excellent Condition Throughout
- Great position with lovely views
- Ground Rent £peppercorn (£0) pa
- En Suite to Bedroom 1
- Allocated Parking Space adjacent
- Service Charge £1713pa

Entrance Hall

Living Room Open Plan to Kitchen
18'6" x 16'0" (5.66 x 4.89)

Bedroom 1

15'8" x 9'8" (4.80 x 2.95)

En Suite Shower Room

Bedroom 2

14'4" x 10'0" (4.37 x 3.05)

Bathroom

Outside

Allocated Parking Space

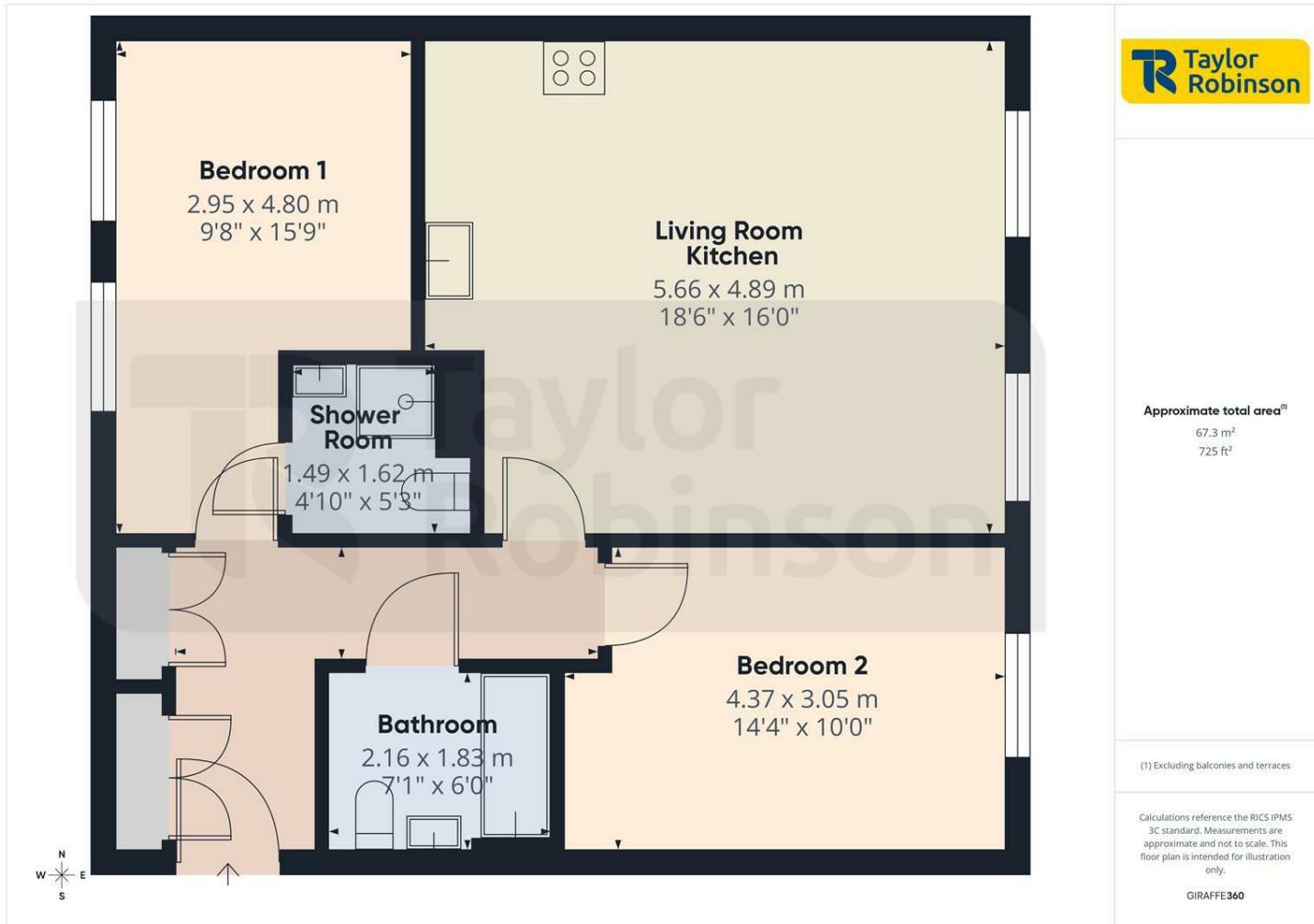
Communal Gardens

Council Tax Band: C





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Branch Address: 2 Brittingham House Orchard Street, Crawley, West Sussex, RH11 7AE
Tel: 01293 552388
Email: sales@taylor-robinson.co.uk
www.taylor-robinson.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	