



## Sangster Close, Forge Wood, Crawley, RH10 3GL

Welcome to this delightful two-bedroom ground floor apartment located on Sangster Close in the charming area of Forge Wood, Crawley. This modern property is presented in excellent condition throughout, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter the apartment, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen complements the living space, providing a functional area for culinary pursuits. The two bedrooms are generously sized, ensuring comfort and privacy for all occupants. The bathroom is also well-maintained, featuring contemporary fittings.

One of the standout features of this property is its lovely views, which can be enjoyed from various vantage points within the apartment. The ground floor location not only provides easy access but also enhances the sense of space and light throughout the home.

Additionally, this apartment comes with the added benefit of an allocated parking space, ensuring convenience for residents and visitors alike. With no onward chain, this property is ready for you to move in and make it your own without delay.

Situated in a great position within Forge Wood, you will find yourself close to local amenities and transport links, making it easy to explore the surrounding area. This apartment truly offers a wonderful opportunity to enjoy modern living in a peaceful setting. Do not miss the chance to view this exceptional property.

**£265,000 Leasehold**

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- No Onward Chain
- Excellent Condition Throughout
- Service Charge £1871.95pa  
Ground Rent £peppercorn (£0)
- Great position with lovely views of the park from inside the apartment
- Allocated Parking Space
- Option to be fully furnished or unfurnished
- 2 Bedroom Ground Floor Apartment
- Lease 992 Years Remaining

Entrance

Hallway

14'2" x 3'4" (4.34 x 1.03)

Kitchen / Dining / Living Area

21'9" x 10'7" (6.65 x 3.25)

Bedroom 1

11'6" x 10'7" (3.52 x 3.23)

Bedroom 2

9'5" x 8'8" (2.88 x 2.66)

Bathroom

7'0" x 6'0" (2.15 x 1.83)

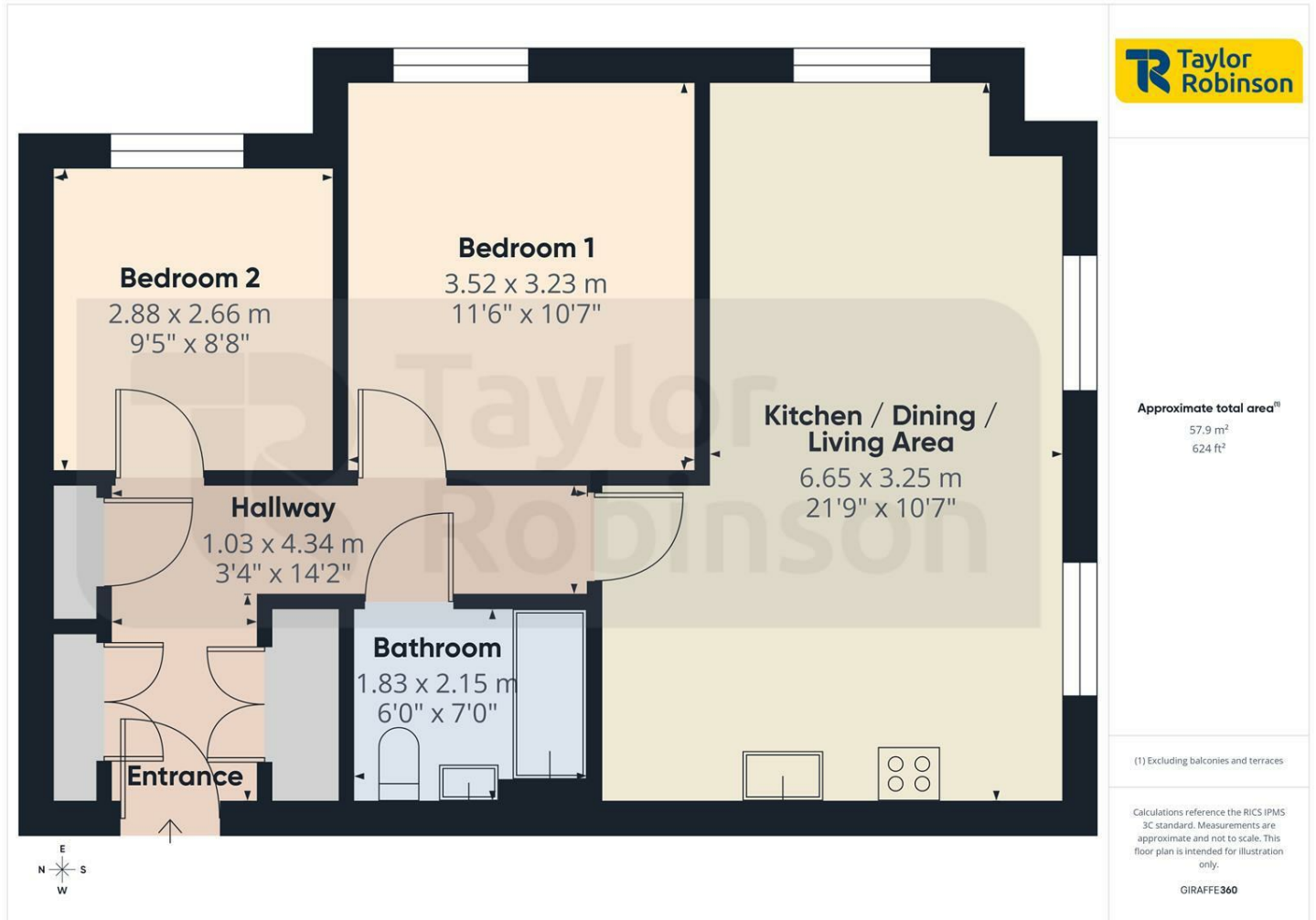
Allocated parking

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	