



Forge Road, Three Bridges, Crawley, RH10 1NL

Stylish Top Floor Apartment in the Heart of Three Bridges. Ideally positioned in the sought-after Three Bridges area, just moments from Three Bridges station and within easy reach of Crawley town centre, this beautifully presented two double bedroom top floor apartment offers modern living, excellent transport links, and the rare benefit of an allocated parking space.

Set within an exclusive development the property enjoys a secure entry system and a peaceful residential setting. The apartment boasts bright, spacious accommodation throughout, enhanced by multiple aspects and an abundance of natural light.

The welcoming entrance hall features two generous storage cupboards, including a utility cupboard with plumbing for a washing machine, while a side window fills the space with natural light.

The standout feature of the home is the impressive triple-aspect open-plan living space. Combining the lounge, dining area, and contemporary kitchen, this superb room is flooded with light from windows to the front and side, alongside French doors opening onto a Juliette balcony overlooking the rear grounds. The modern kitchen is fitted with attractive wall and base units and integrated appliances, creating a stylish and practical space for everyday living and entertaining alike.

Both bedrooms are comfortable doubles enjoying pleasant views over the communal grounds, with the principal bedroom further benefiting from built-in wardrobes.

Completing the accommodation is a sleek, modern bathroom fitted with a white suite comprising a bath with shower over and glass screen, wash hand basin, WC, and a window providing natural ventilation and light.

Outside, residents can enjoy well-maintained communal gardens and a private residents' car park with an allocated parking space, plus additional visitor parking.

£280,000 Leasehold

Forge Road, Three Bridges, Crawley, RH10 1NL



- 2 Double Bedrooms
- Situated on 1st Floor
- Length of Lease: 117 years remaining (2026)
- Rent, ground rent & service charge £676 pm
- Double aspect Living Room
- Allocated Parking Space
- Annual Service Charges and Ground Rent combined – £1,546.56
- Bathroom with window
- Close to Three Bridges Station
- Available as a whole or 42% Shared Ownership

Entrance Hall

Living Room / Kitchen Area
20'6" x 12'10" (6.25 x 3.93)

Bedroom 1
11'6" x 10'4" (3.51 x 3.15)

Bedroom 2
10'8" x 9'1" (3.27 x 2.78)

Bathroom

Utility Cupboard

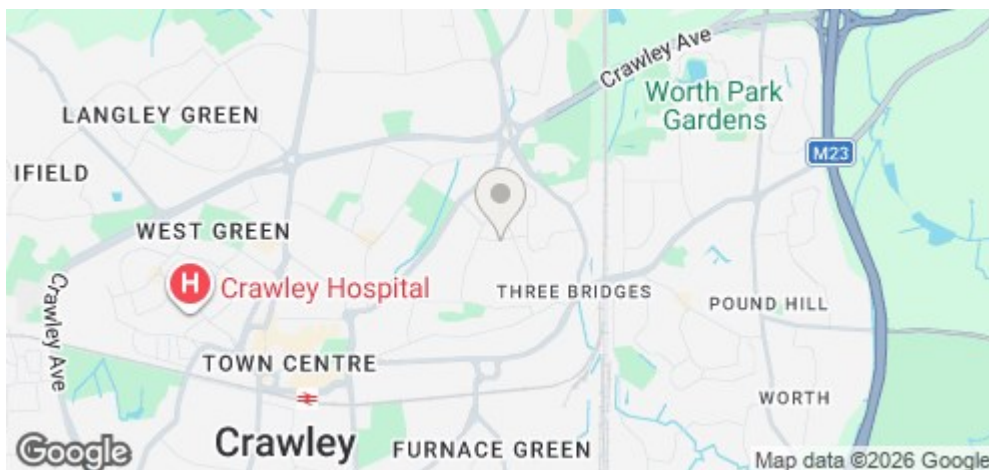
Outside

Communal Gardens

Allocated Parking Space

Bin Store

Council Tax Band: B





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.

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		
(81-91) B	83	83
(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	