



Giles House Sangster Close Crawley RH10 3GL

for sale
£250,000



Property Description

A beautifully presented two-bedroom upper floor apartment located within the highly sought-after Forge Wood development in Crawley. Situated in Giles House, this modern home offers bright and spacious accommodation throughout, making it an ideal purchase for first-time buyers, professionals or investors alike.

The property features a welcoming entrance hall with useful storage cupboards, leading through to a generous open-plan kitchen/living area. The contemporary kitchen is fitted with a range of modern wall and base units, integrated appliances and ample worktop space, whilst the living area provides an excellent space for both relaxing and entertaining.

There are two well-proportioned double bedrooms. The accommodation is complemented by a stylish family bathroom fitted with a modern suite and contemporary finishes.

Externally, the property benefits from an allocated parking space and well-maintained communal areas. Forge Wood is ideally located for access to local amenities, schools, transport links and Gatwick Airport, making it a popular choice for commuters and families alike.

This impressive apartment offers modern living in a desirable location and must be viewed to be fully appreciated.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Crawley

The popular commuter town of Crawley is located between London and Brighton, on the edge of Gatwick Airport, making this a popular and thriving town. Back in the 13th century it began to develop into a market town due to the passing trade between London and Brighton. The George Hotel still remains which was then a Coaching halt and has retained many of its original features. In 1947, the town was officially declared as a New Town and now has 14 neighbourhoods.

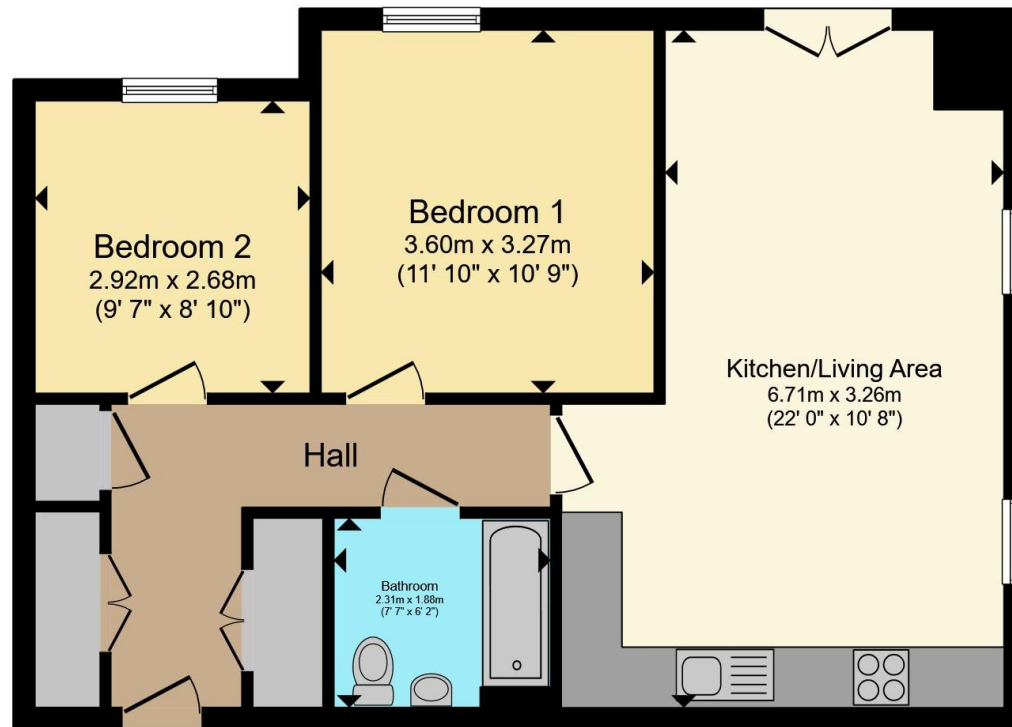
The town centre attracts many people from outside of the area because of local industry, K2 Leisure Centre, Crawley Town FC, shopping, nightlife, leisure complex with Cinema, bowling and a wealth of restaurants. In addition most local primary and secondary schools are rated from good to outstanding, with the most popular primary schools being Forge Wood Primary, Maidenbower Infants and Pound Hill Infants. Hazelwick and Oriel are the most popular secondary schools.

The mainline train station - Three Bridges has many frequent trains to London Victoria, London Bridge and Brighton. In addition, Crawley offers two more train stations Ifield and Crawley with frequent trains to London and Horsham. By road there is easy access to the A23 and M23.









Total floor area 62.3 m² (671 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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57 High Street
 CRAWLEY RH10 1BQ

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1817.95

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CWY410430

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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