



ASTONS



Sangster Close
Crawley, West Sussex RH10 3GL

£260,000

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Astons are delighted to market this stylish and well presented two bedroom apartment, situated within the ever popular residential development of Forgewood. Inside this charming property features a light and airy lounge/kitchen-dining room, a fitted bathroom and two excellent sized bedrooms, additional benefits of this property include gas central heating, upvc double glazing, ample storage and an allocated parking space.

Entrance Hallway

Front door opening to entrance hallway which comprises of LVT flooring, radiator, access to storage cupboards and airing cupboard, doors to:

Lounge/Kitchen-Dining Room

Light and airy room with double glazed windows to rear aspect, double glazed french doors to 'Juliette Balcony', radiators, LVT flooring, fitted kitchen with a range of units at base and eye level, range of integrated appliances including fridge-freezer, washing machine, dishwasher and cooker with gas hob, stainless steel sink with mixer-tap and drainer, wall mounted gas fired boiler.

Bathroom

Fitted white three piece suite comprising of w/c, wash hand basin with mixer-tap and pedestal, panel enclosed bathtub with mixer-tap and shower unit, heated towel rail, part tiled walls, LVT flooring.

Bedroom One

Double glazed windows to side aspect, radiator.

Bedroom Two

Double glazed windows to side aspect, radiator.

Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification

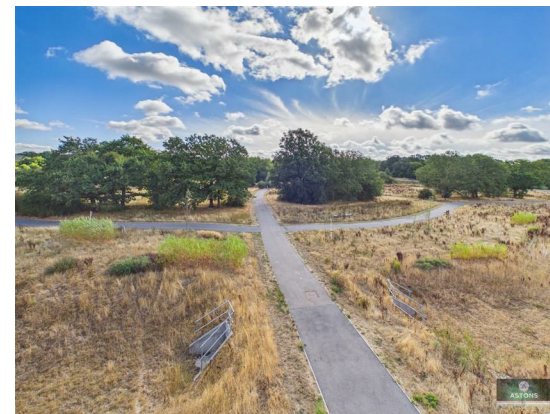
verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

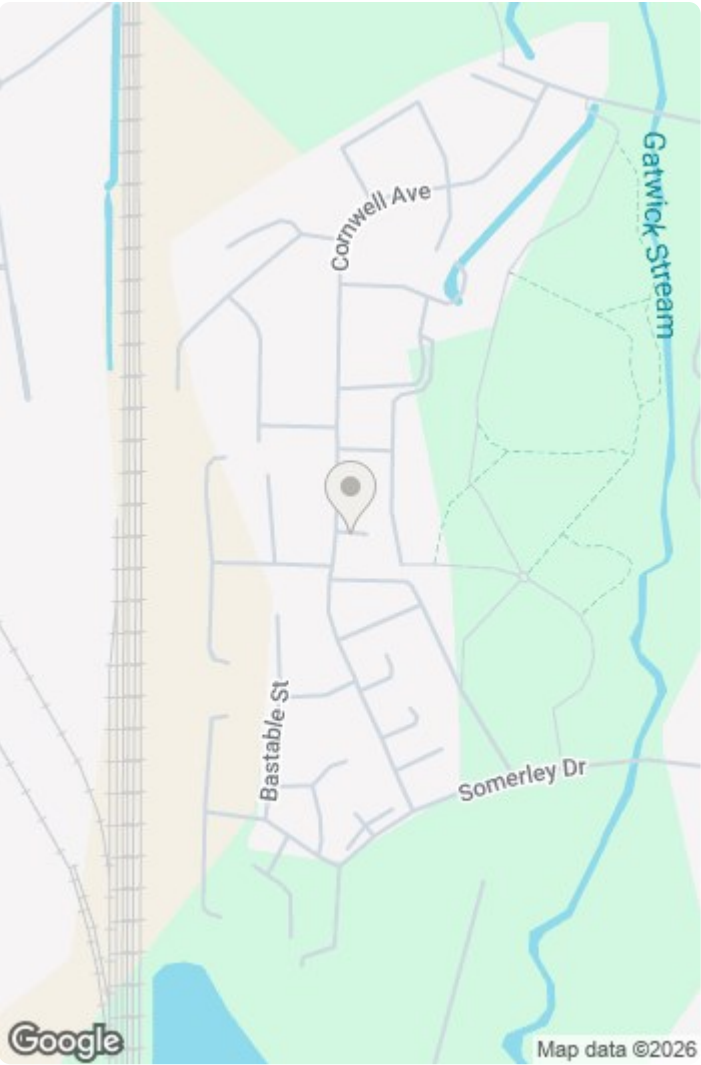
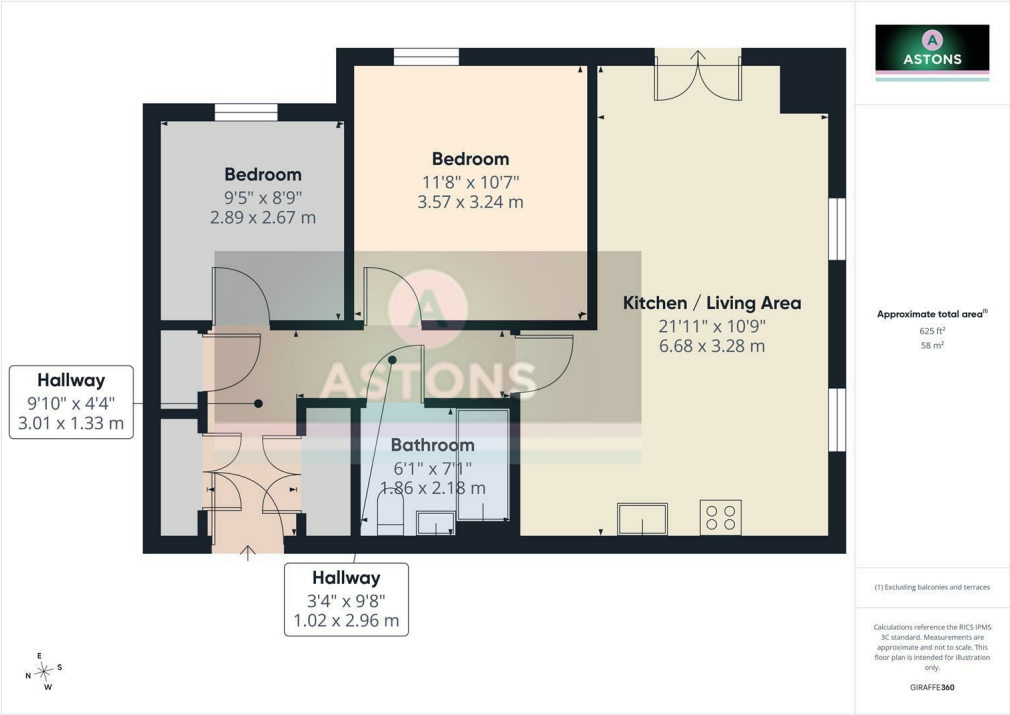
Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice. Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate
Conveyancing - Lewis & Dick £200 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.





Energy Efficiency Rating		
Total energy efficient - lower running costs		
92-100	A	
81-91	B	
69-80	C	
55-68	D	
49-54	E	
41-48	F	
31-40	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

