



Octagon House, Russell Way, Crawley

In Excess of £260,000

**MANSELL
McTAGGART**
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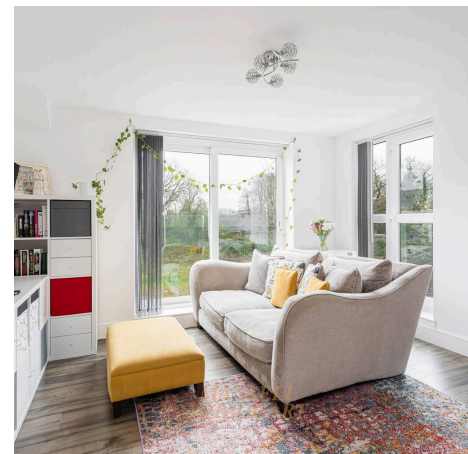
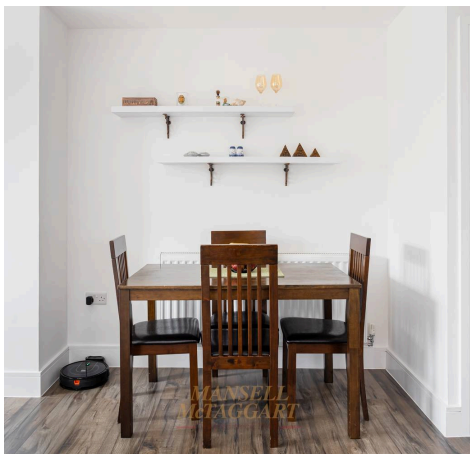
- NO ONWARD CHAIN
- Two double bedroom apartment
- Walking distance to both Three Bridges train station and Crawley town centre
- Fitted kitchen with integrated appliances
- Wrap around balcony overlooking greenery
- Two allocated parking spaces with gated access
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'D'

An extremely well presented and spacious, two double bedroom apartment tucked away at the back of the block and located within a short walk to both Three bridges train station and Crawley town centre. Offered to the market with no onward chain, the property is an ideal buy for both first time buyers and downsizers alike.

The property is accessed via electric gates and call entry phone system leading into an entrance foyer with letterboxes, stairs and a lift with access to all floors.

The property itself briefly comprises of an entrance hall with a storage cupboard; a well-proportioned living/dining/kitchen area.

The kitchen offers a range of wall and base units, integrated appliances including dishwasher, washing machine, fridge/freezer, oven, hob and extractor hood over.





Leading out from the living space is sliding patio doors out to a Juliet balcony and a separate door that leads to the private wrap around balcony.

The master bedroom with a ceiling to floor window allows plenty of natural light, is a generous double bedroom. The second double bedroom located next door is again a double bedroom which has space for multiple freestanding furniture. Both bedrooms face out onto the balcony which face out onto private greenery. Completing the apartment is the family bathroom which is fitted with a low-level W.C, wash hand basin, panelled bath with shower and glass shower screen.

Externally, the property has a two allocated parking spaces behind the gated access.

Lease Details

Length of Lease: 117 years remaining (2026)

Annual Service Charge – £1,200

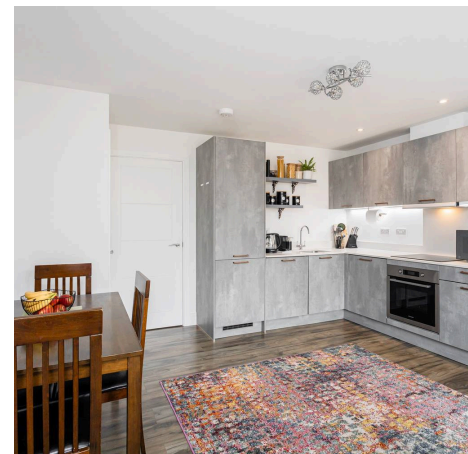
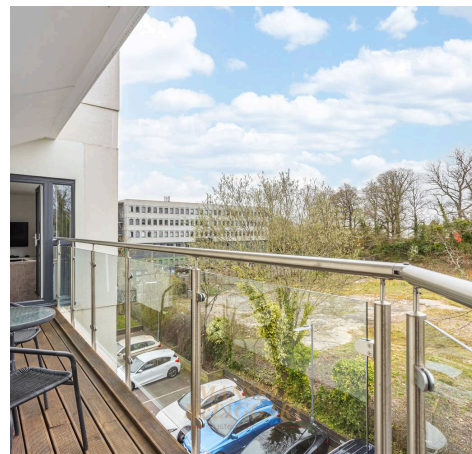
Service Charge Review Period – January

Annual Ground Rent – £250

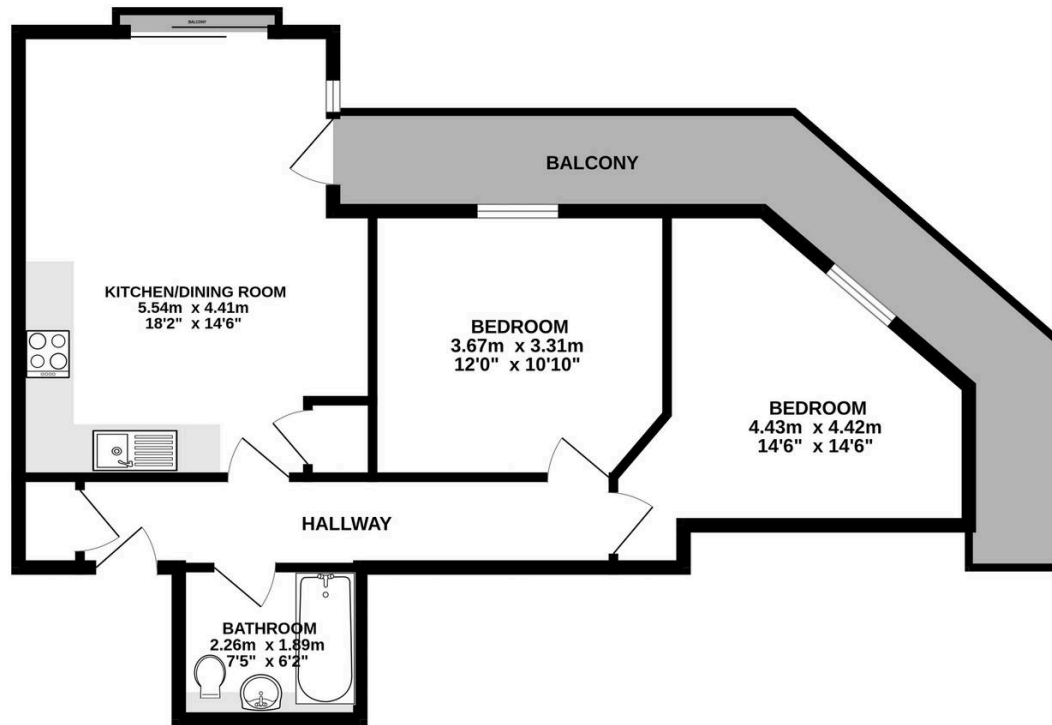
Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Agents Note

There are security cameras around and inside the building and also a concierge 10am-2pm Mon-Fri.



GROUND FLOOR
60.8 sq.m. (654 sq.ft.) approx.



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TOTAL FLOOR AREA: 60.8 sq.m. (654 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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