



Earhart House, Cornwell Avenue, Forge Wood  
£260,000

**MANSELL  
McTAGGART**  
Trusted since 1947





- Built by Persimmon homes in 2017 with the remainder of NHBC guarantee
- Situated on the ever-popular Forge Wood development
- UPVC framed double glazed windows and gas fired central heating to radiators
- Convenient access to the motorway and Gatwick Airport
- Allocated parking space and visitor parking bays
- Open plan living/dining/kitchen area
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

A well presented two-bedroom first-floor apartment, ideally situated within a popular residential location on the edge of Forge Wood, enjoying attractive views across neighbouring fields and benefiting from an allocated parking space and a lease of approximately 990 years remaining.

Upon entering the property, a spacious entrance hall provides access to all accommodation and useful storage. The bright and airy living/dining room is a particular feature of the home, offering generous proportions and ample space for both living and dining furniture, whilst enjoying pleasant views and an abundance of natural light.

The separate fitted kitchen is well-equipped with a range of wall and base units, complemented by ample worktop space and room for everyday appliances.





There are two well-proportioned bedrooms, with the principal bedroom benefiting from excellent dimensions and space for freestanding furniture. The second bedroom offers versatility and would make an ideal guest room, nursery or home office. A modern family bathroom completes the accommodation.

Externally, the property benefits from an allocated parking space and well-maintained communal areas. The apartment enjoys a convenient position close to local amenities, excellent transport links and Crawley town centre, whilst also benefiting from attractive open views across nearby fields.

The property would make an ideal first-time purchase, buy-to-let investment or downsize opportunity and is offered to the market in excellent decorative order throughout.

Internal viewings are highly recommended to appreciate the space, outlook and convenient location this property has to offer.

#### **Lease Details**

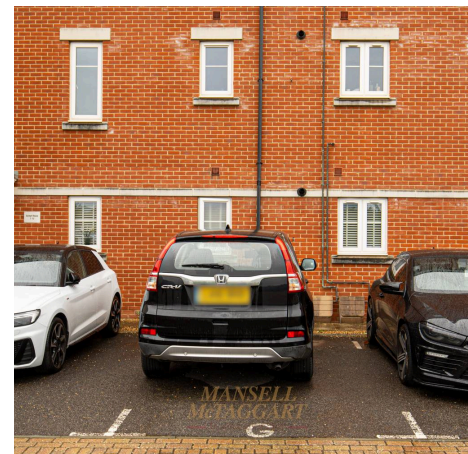
Length of Lease: 990 years remaining (2026)

Annual Service Charge – £,2000

Service Charge Review Period – Ask agent about the review period

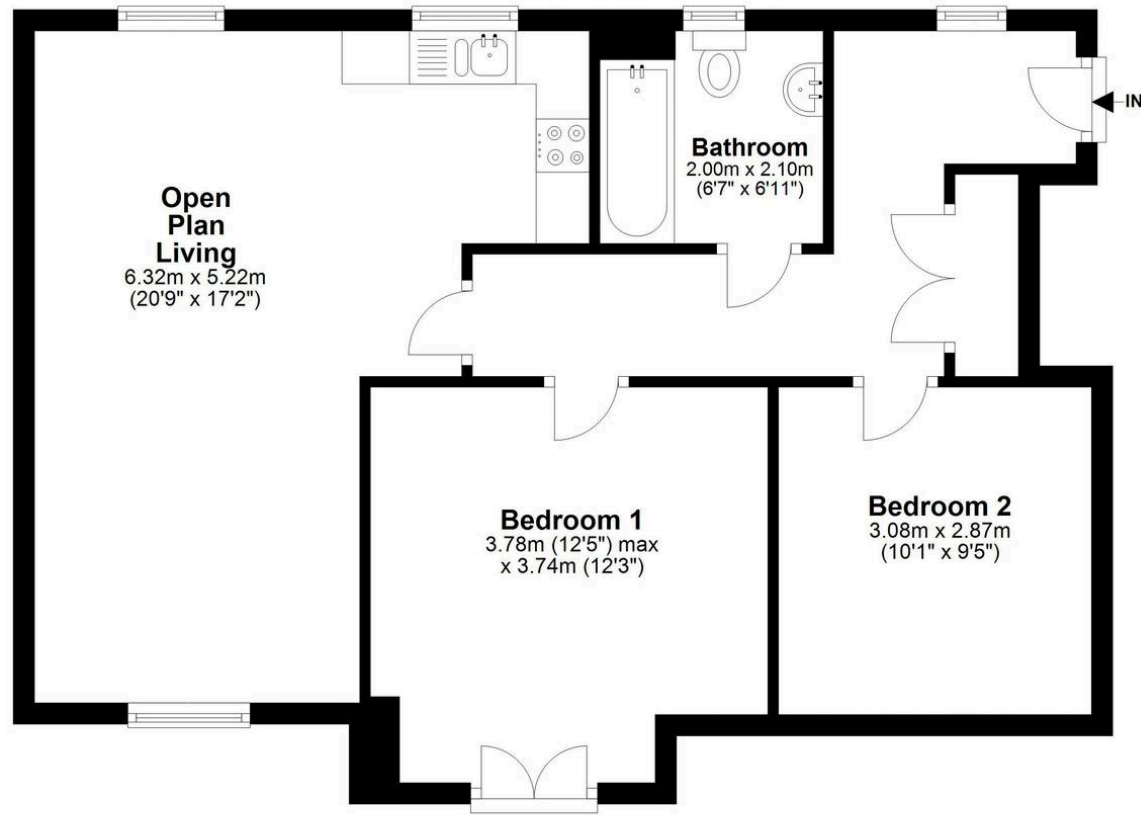
Annual Ground Rent – £250

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



## Ground Floor

Approx. 63.5 sq. metres (683.7 sq. feet)



Total area: approx. 63.5 sq. metres (683.7 sq. feet)

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## Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

[crawley@mansellmctaggart.co.uk](mailto:crawley@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/crawley/](http://www.mansellmctaggart.co.uk/branch/crawley/)

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