



Cornwell Avenue  
Forgewood, West Sussex RH10 2AQ

**£280,000**

Astons are delighted to offer this stunning ground floor two bedroom apartment to the market. The flat is located on Cornwell Avenue in the desirable area of Forgewood and offers spacious accommodation of approximately 750sq ft including an open plan living/kitchen/dining area which forms a lovely social space. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a modern living space.

The apartment boasts two well-proportioned bedrooms, providing ample space for rest and privacy. With two bathrooms, including an en-suite, the property ensures that morning routines are both efficient and comfortable.

The flat is designed with modern living in mind, featuring contemporary finishes and a layout that maximises space and light. The kitchen is well-equipped, making it easy to prepare meals and enjoy dining at home.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in today's busy world. This convenience allows for easy access to your home and peace of mind when it comes to parking.

Situated in Forgewood, this flat benefits from a friendly community atmosphere and is conveniently located near local amenities, including a nursery and primary school, shops, parks, and transport links. Whether you are commuting to work or exploring the surrounding area, you will find that everything you need is within easy reach.

In summary, this flat on Cornwell Avenue presents an excellent opportunity for those looking for a stylish and practical home in a sought-after location. Don't miss your chance to view this lovely property and envision your new life in Forgewood.



### Hallway

Personal front door, wood effect flooring, cupboard housing the gas fired boiler, two storage cupboards with double doors to either side of the hallway, radiator, doors to:

### Living/Kitchen/Dining Room

Range of base and eye level units with work surfaces over and matching splashbacks, one and a half bowl stainless steel sink unit with a mixer tap and drainer, built in stainless steel double oven, integrated dishwasher, washing machine and fridge/freezer, wood effect flooring, two double glazed windows, two radiators, recessed down lighters.

### Bedroom One

Two double glazed windows, radiator, door to:

### En-Suite Shower Room

White suite comprising a large shower cubicle with a mixer shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, wood effect flooring, extractor fan, heated towel rail, recessed down lighters.

### Bedroom Two

Double glazed window, radiator.

### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and separate Aqualisa shower unit, pedestal hand basin with a mixer tap, wc, part tiled walls, extractor fan, wood effect flooring, recessed down lighters, heated towel rail.

### Parking

There is an allocated parking space located in the parking area to the front of the property. There is further parking available on the road.

### 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

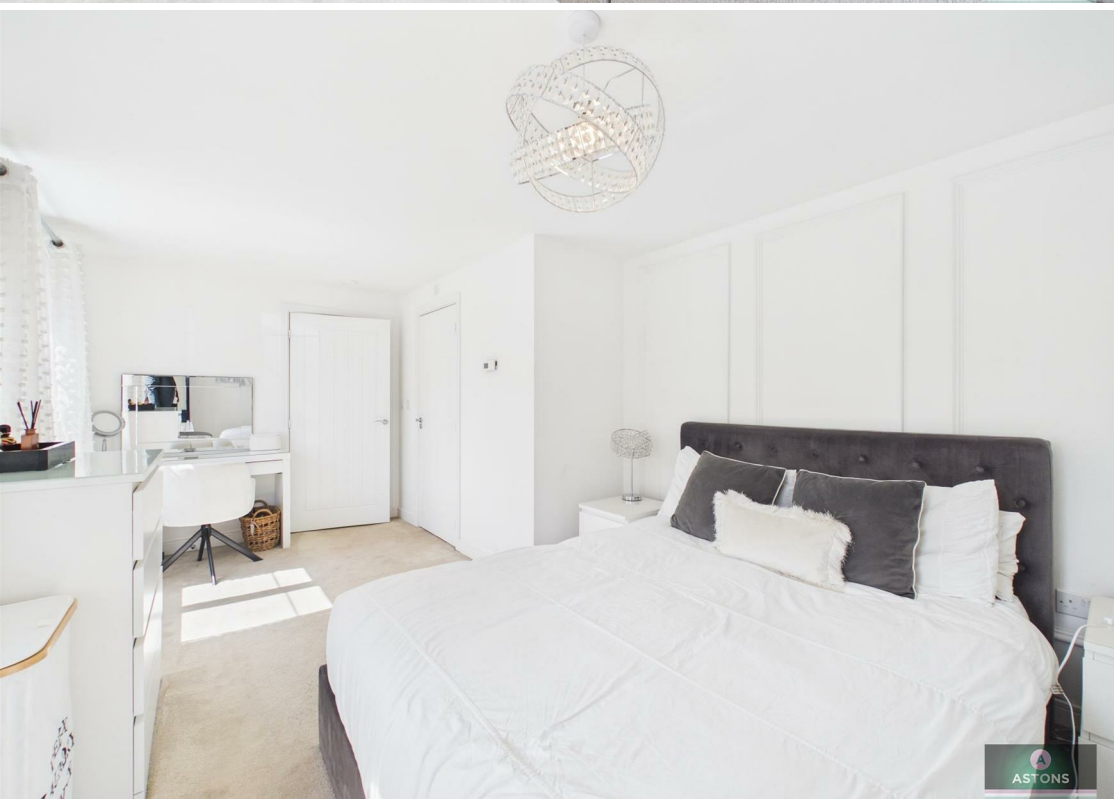
Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations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

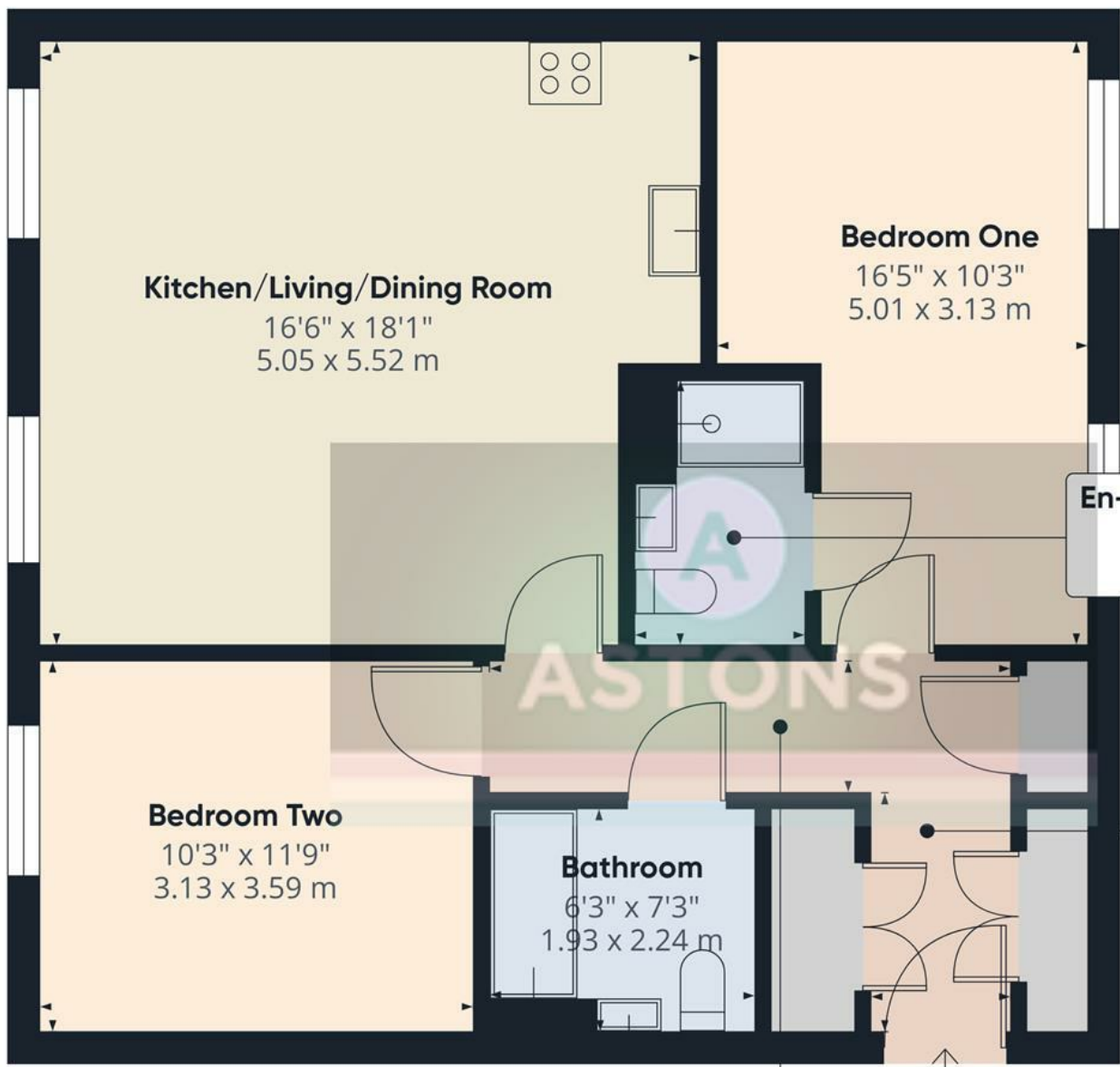
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

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.







Approximate total area<sup>(1)</sup>  
749 ft<sup>2</sup>  
69.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-98) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	