

SKYFALL

APARTMENTS

JUST NEW HOMES

A NEW PERSPECTIVE ON MODERN LIVING

Introducing Crawley's new property landmark, Skyfall Apartments are the epitome of cutting edge design.

A dedicated concierge,* gated allocated car parking, lift servicing all floors and terraces and balconies to selected units add to the desirability of this unique town centre development.

**Part-time concierge – please refer to sales negotiator for full details.*

SKYFALL

SKYFALL APARTMENTS

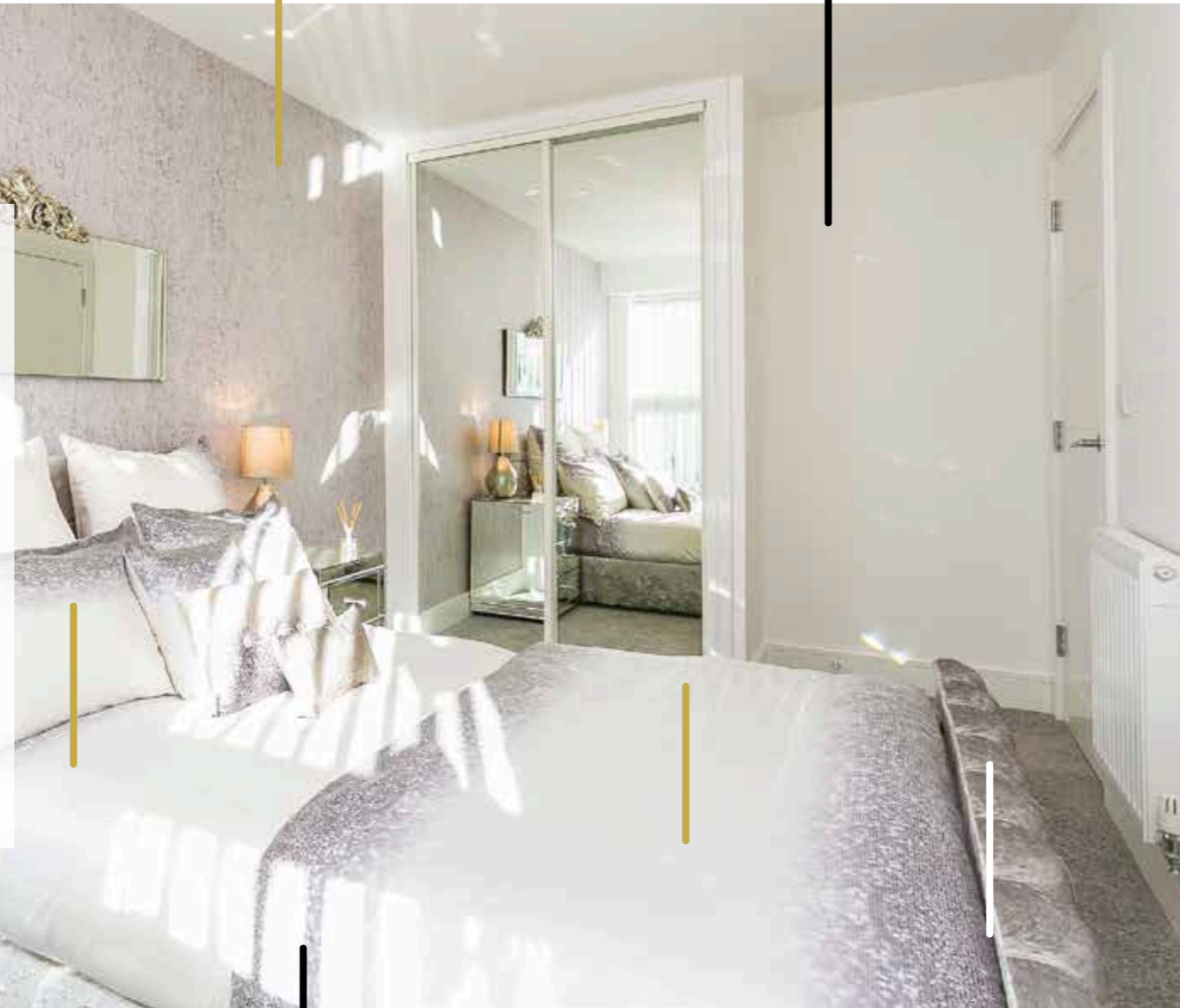


DESIGNED WITH LUXURY IN MIND

An exclusive collection of beautifully designed one and two bedroom apartments within a private, gated community, benefitting from open plan living areas and contemporary styled kitchens and bathrooms.

Discover light and airy living spaces with large windows and generous private balconies or terraces – the perfect place to unwind at the end of a busy day.

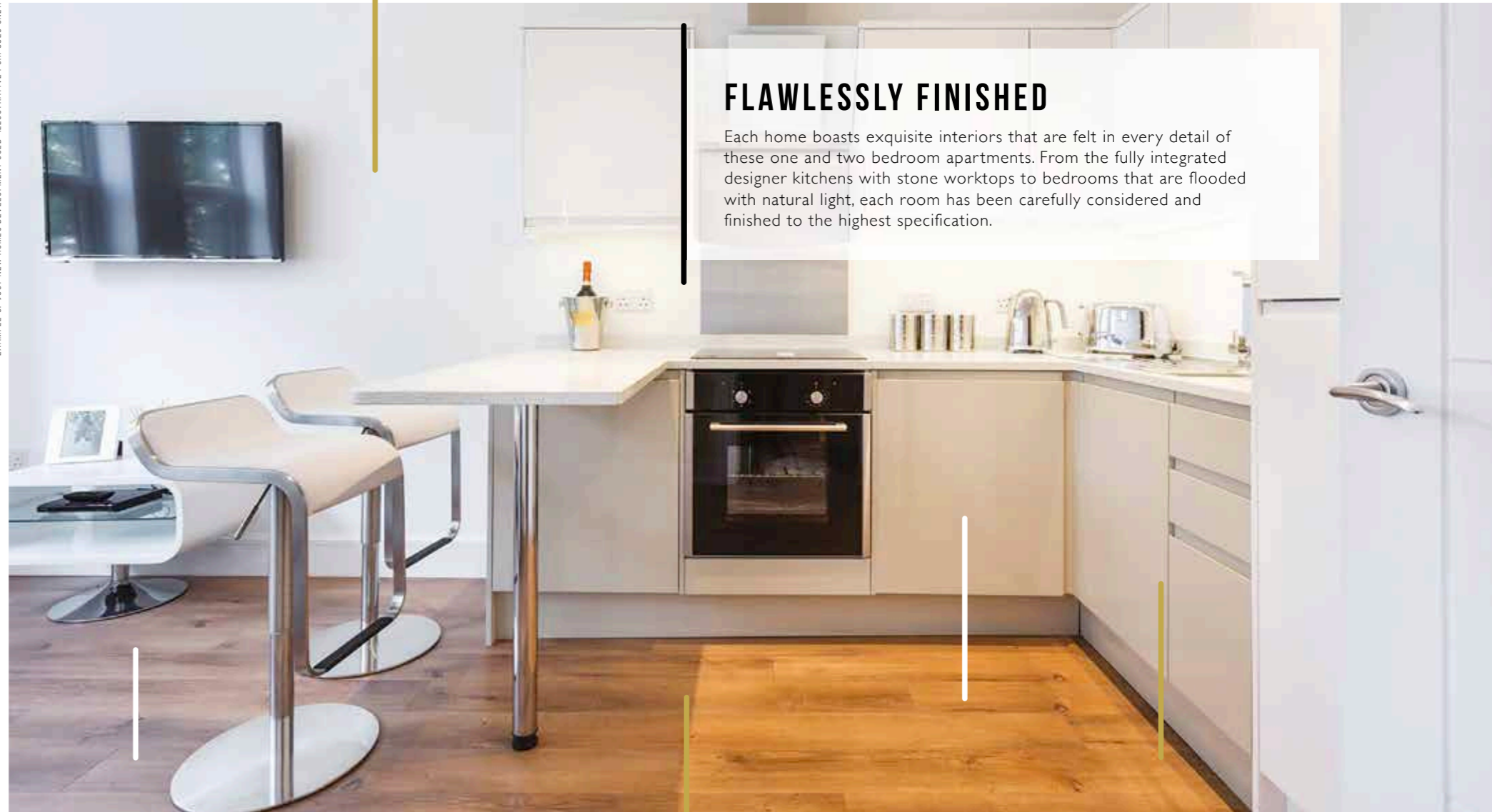
Just moments from the station and Crawley town centre, Skyfall Apartments are the pinnacle of modern living.



EXAMPLE OF JUST NEW HOMES DEVELOPMENT USED. ILLUSTRATIVE PURPOSES ONLY.

FLAWLESSLY FINISHED

Each home boasts exquisite interiors that are felt in every detail of these one and two bedroom apartments. From the fully integrated designer kitchens with stone worktops to bedrooms that are flooded with natural light, each room has been carefully considered and finished to the highest specification.



EXAMPLE OF JUST NEW HOMES DEVELOPMENT USED. ILLUSTRATIVE PURPOSES ONLY.

SPECIALIST DEVELOPERS OF CONTEMPORARY & STYLISH NEW HOMES



A WISE INVESTMENT

Situated in the heart of a thriving town, Skyfall Apartments have been impeccably created to offer purchasers the ideal opportunity to invest in the right property.



SAFE AND SECURE

Residents of this gated community can have extra peace of mind knowing the development comes with its very own concierge* service and allocated parking space. There is also colour HD CCTV to all external areas, a lift servicing all floors and all apartments are fitted with a smoke alarm in addition to a 10-year warranty.

*Please refer to sales negotiator for full details

MODERN LIVING



CONTEMPORARY & STYLISH

Complete with fully integrated designer kitchens with stone work tops.



HELP TO BUY



Moving into your new home has never been easier thanks to the Government-backed scheme that requires as little as a 5% deposit*. It's available to all home movers purchasing a single property who do not currently own a property in or outside of the UK. The Government will lend you up to 20% of the value of your property through an equity loan, which can be repaid at any time within 25 years or on the sale of your home (whichever is sooner). This means you'll only need to secure up to 75% mortgage from a bank or building society. Plus, the equity loan is interest-free for the first five years.

*Maximum home purchase of £600,000 in England and £300,000 in Wales.



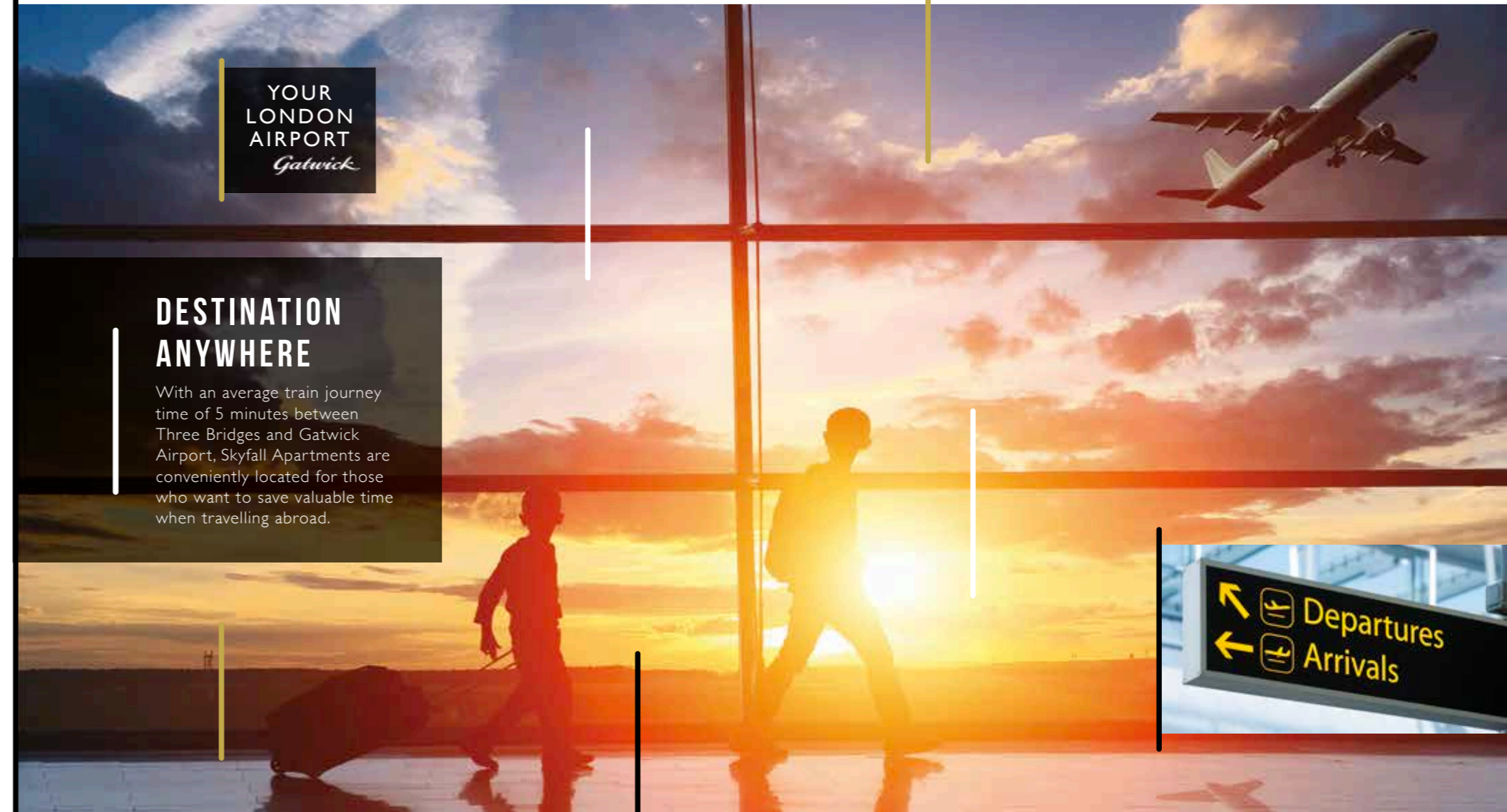
MAKE THE CONNECTION

One reason for Crawley's success is its position on strategic road and rail routes with Crawley and Gatwick train stations just 3 minutes away via Three Bridges station.



THE BEST OF BOTH WORLDS

Situated perfectly between the city of London and the seaside town of Brighton and Hove, Crawley offers residents the perfect balance of rural idylls with the vibrancy of metropolitan life.

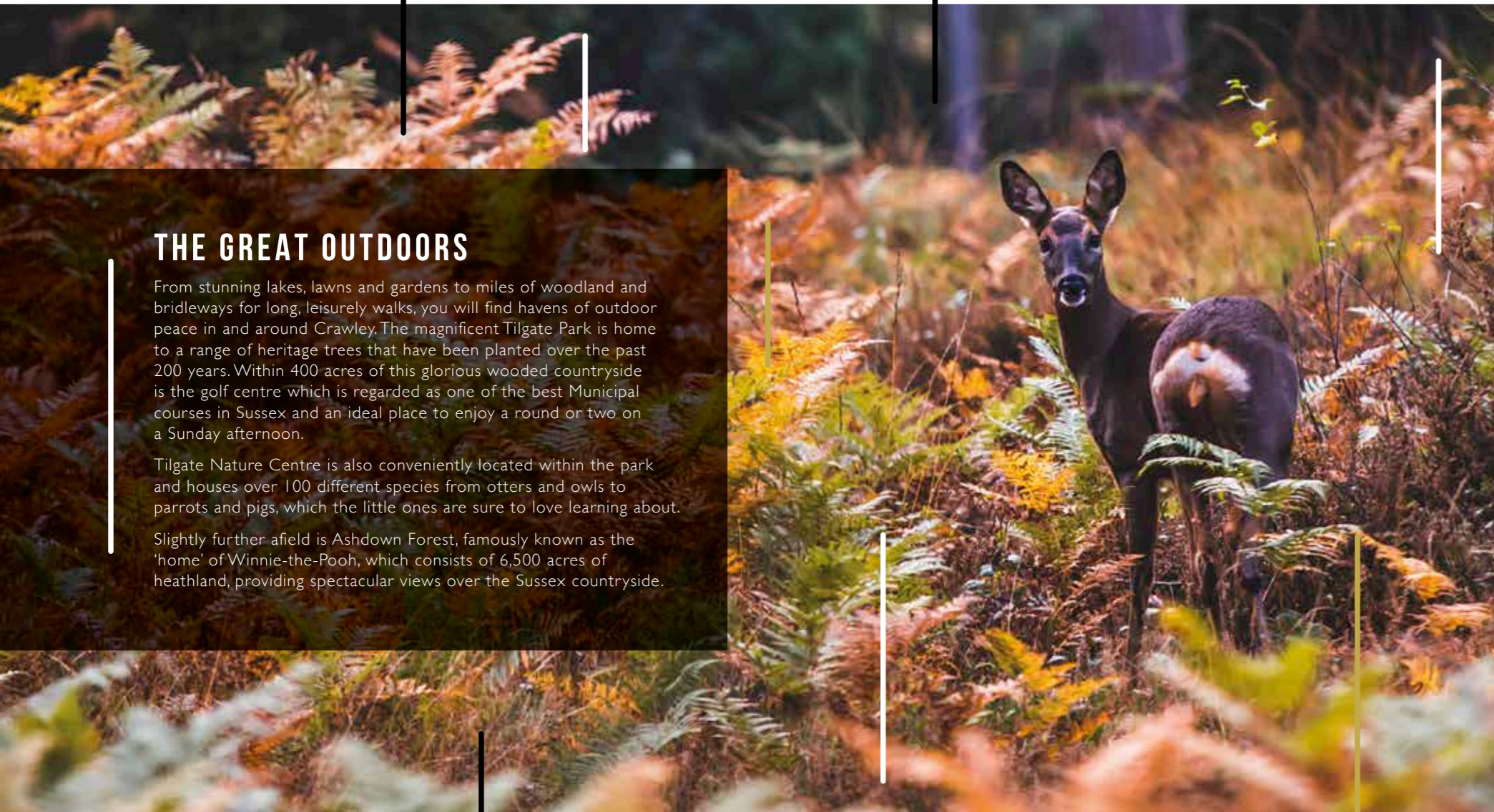


YOUR LONDON AIRPORT
Gatwick

DESTINATION ANYWHERE

With an average train journey time of 5 minutes between Three Bridges and Gatwick Airport, Skyfall Apartments are conveniently located for those who want to save valuable time when travelling abroad.





THE GREAT OUTDOORS

From stunning lakes, lawns and gardens to miles of woodland and bridleways for long, leisurely walks, you will find havens of outdoor peace in and around Crawley. The magnificent Tilgate Park is home to a range of heritage trees that have been planted over the past 200 years. Within 400 acres of this glorious wooded countryside is the golf centre which is regarded as one of the best Municipal courses in Sussex and an ideal place to enjoy a round or two on a Sunday afternoon.

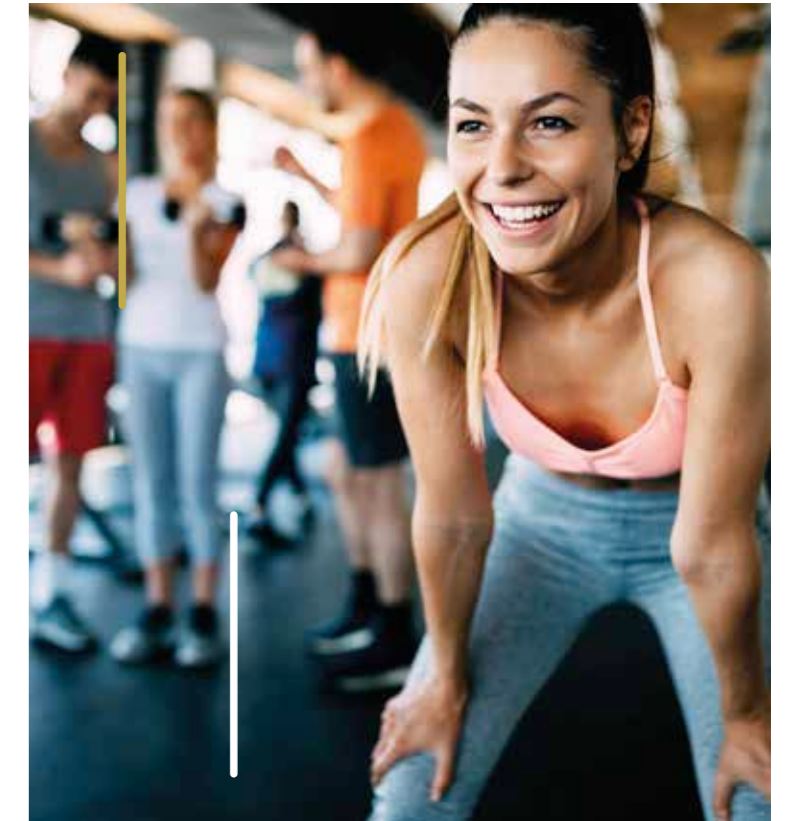
Tilgate Nature Centre is also conveniently located within the park and houses over 100 different species from otters and owls to parrots and pigs, which the little ones are sure to love learning about.

Slightly further afield is Ashdown Forest, famously known as the 'home' of Winnie-the-Pooh, which consists of 6,500 acres of heathland, providing spectacular views over the Sussex countryside.



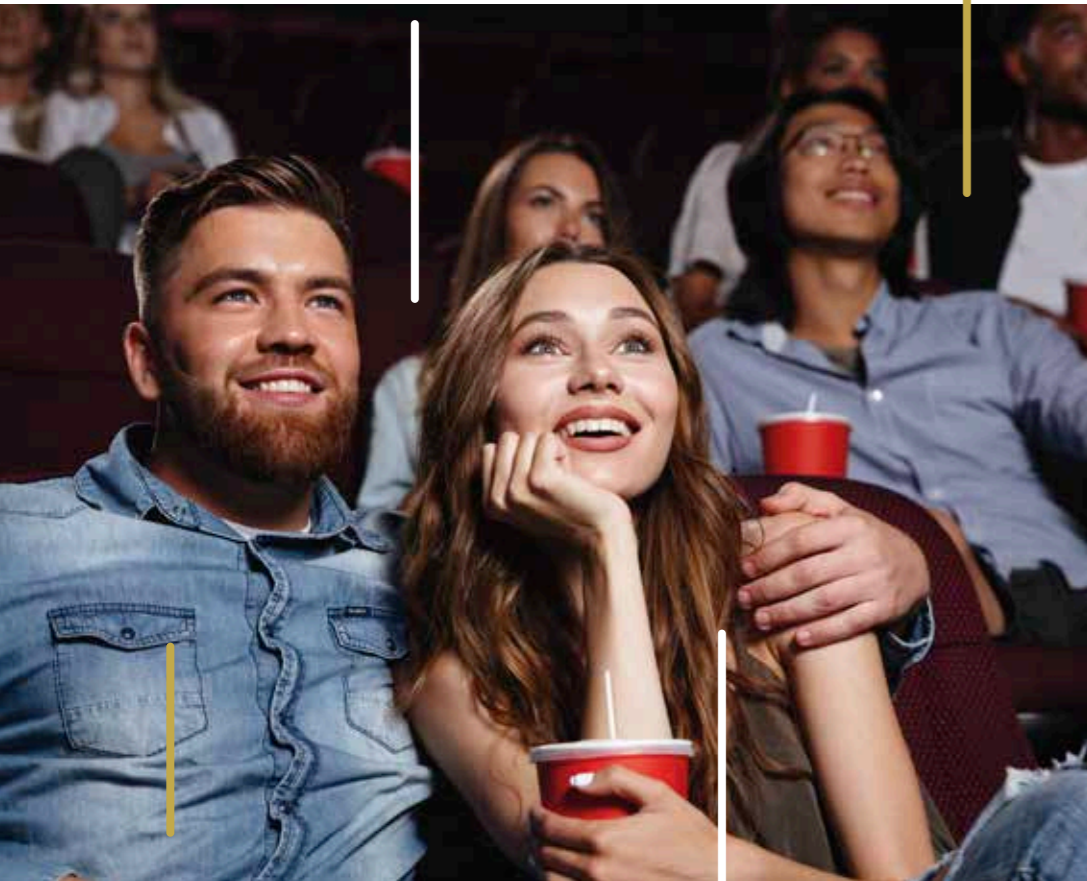
HEALTH & LEISURE

With an array of gyms and fitness facilities just a stone's throw away, keeping in shape has never been easier. From yoga and pilates to boxing and kung fu, Crawley offers sport and leisure opportunities for all the family to enjoy.



ON YOUR DOORSTEP

Skyfall Apartments are conveniently located within easy reach of an abundance of shops, restaurants, cafés, cinema and theatre.



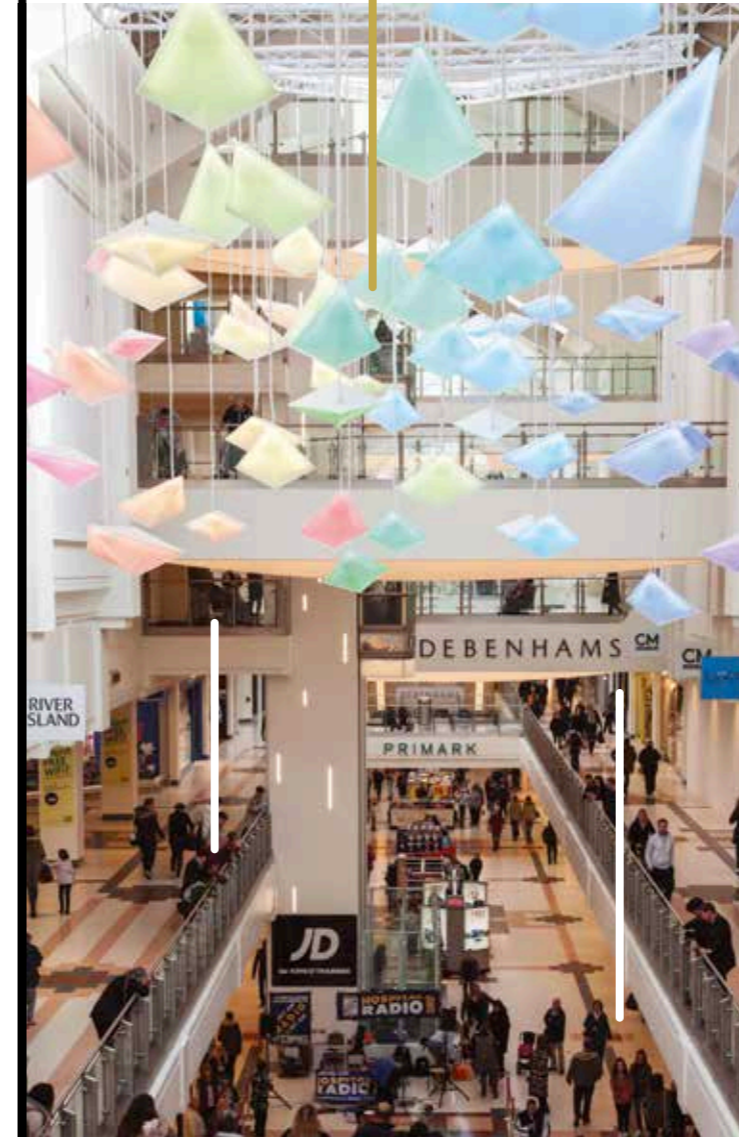
LOCAL EATERIES

Crawley has an enviable reputation for its wide range of restaurants and bars that cater for every taste and occasion. Whether you are in the mood for a gourmet meal at a local gastropub or casual dining accompanied by cocktails, you will find it all within easy reach of Skyfall Apartments.



ARTS, CULTURE & ENTERTAINMENT

Just minutes away from Skyfall Apartments is The Hawth, one of the liveliest and most diverse entertainment venues in the south east where you can enjoy live theatre, music, dance, comedy and film. Movie fans can also make full use out of the local Cineworld at Crawley Leisure Park less than a 10 minute drive away. Next door is Hollywood Bowl where you can let the good times roll before satisfying your appetite in one of the many neighbouring restaurants.



RETAIL THERAPY

Shop 'til you drop at County Mall, home to many high street stores including Debenhams, Next, DFS, Primark and Boots. Or take a wander around the stalls of the outdoor market every Wednesday, Friday and Saturday in Haslett Avenue West and The Broadway. To browse more major retailers, head to Kingsate where you'll discover Marks & Spencer, Argos and Sainsburys amongst many others.

Debenhams



M&S
EST. 1884



next

Argos

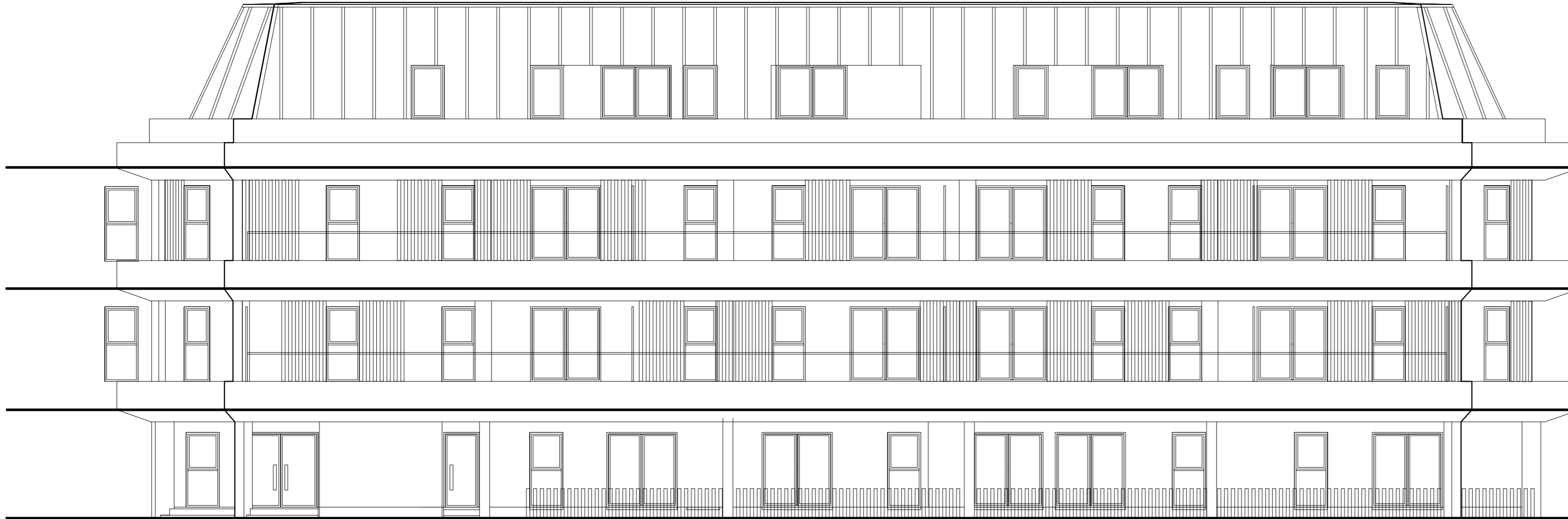
smiggle

MONSOON

Sainsbury's



PRIMARK



THIRD FLOOR
31/42

11 X 1 BEDROOM
1 X 2 BEDROOM
(No Balconies)

SECOND FLOOR
21/30

10 X 2 BEDROOM
(Balconies)

FIRST FLOOR
11/20

10 X 2 BEDROOM
(Balconies)

GROUND FLOOR
01/10

6 X 1 BEDROOM
4 X 2 BEDROOM
(Terraces/outside decking)



FEATURES & SPECIFICATIONS

GENERAL

- Outside decking to ground floor and balconies to first and second floor
- Walls and ceilings finished in white matt
- Skirtings and architraves finished in gloss white
- Walnut veneer flooring to living / dining / kitchen and hall areas
- Stainless steel door furniture
- White finish to switches and sockets
- LED low energy down lighting in selected areas
- TV, satellite and telephone points to living room
- Thermostatically controlled heating via radiators to all rooms
- Double glazed windows
- Blinds
- 10 year build warranty
- Intercom entry system to each apartment

BATHROOM

- White sanitary ware
- Chrome plated taps with handset shower
- Chrome heated towel rail
- Built-in mirrors
- Large ceramic tiles to wall and floor
- Shower room with frameless glass shower screen or bath with inset shower head

BEDROOM

- Light grey carpet

KITCHEN

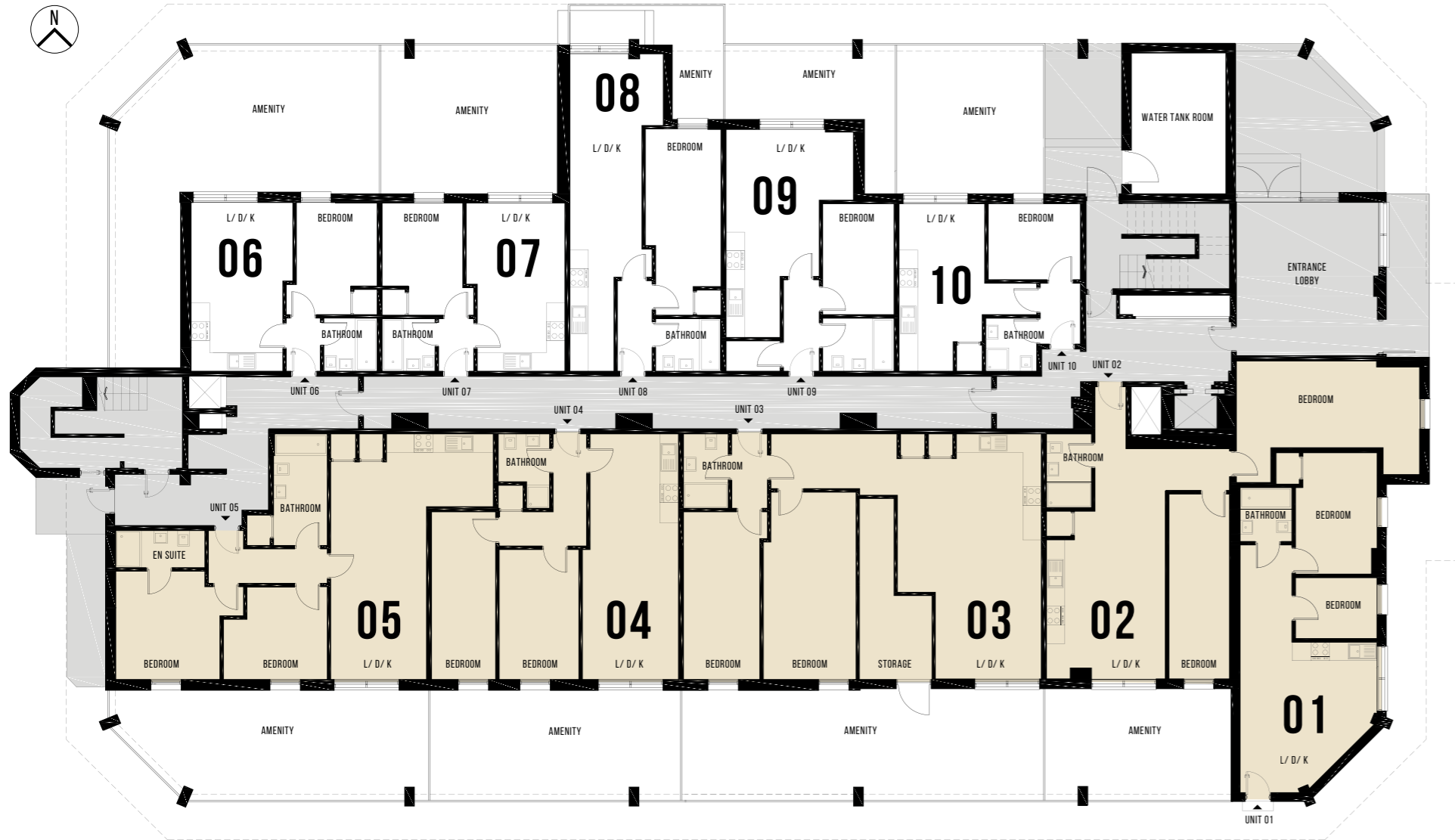
- Fully integrated appliances with manufacturer's warranty:
 - Washing machine
 - Fridge / freezer
 - Ceramic hob
 - Electric oven
 - Extractor fan
- Stainless steel sink and taps
- Composite stone work tops and upstands



COMMUNAL AREAS

- Part-time concierge*
- Impressive fully tiled entrance lobby
- Carpet to stairs and communal areas
- Lifts serving each floor
- Low energy lighting
- CCTV to external communal parts

* Part-time concierge – please refer to sales negotiator for full details. Photos are of previous Smith Homes developments.



● TWO BEDROOM APARTMENT

GROUND FLOOR

APT 03

LIVING/DINING/KITCHEN
8 M X 3.5 M | 26'4 FT X 11'2 FT
BEDROOM 1
6 M X 2.9 M | 19'9 FT X 9'10 FT
BEDROOM 2
5.4 M X 2.5 M | 17'8 FT X 8'1 FT
INTERNAL AREA
91 M² | 980 SQ FT
AMENITY | 41+ M²

APT 07

LIVING/DINING/KITCHEN
5.41 M X 3.1 M | 17'9 FT X 10'5 FT
BEDROOM 1
2.67 M X 2.6 M | 8'9 FT X 8'6 FT
INTERNAL AREA
32 M² | 345 SQ FT
AMENITY | 27+ M²

APT 04

LIVING/DINING/KITCHEN
7.9 M X 3.1 M | 25'11 FT X 10'2 FT
BEDROOM 1
5.4 M X 2.1 M | 17'8 FT X 6'9 FT
BEDROOM 2
1.85 M X 2.57 M | 13'9 FT X 8'5 FT
INTERNAL AREA
57 M² | 614 SQ FT
AMENITY | 28+ M²

APT 08

LIVING/DINING/KITCHEN
10.2 M X 3.1 M | 33'6 FT X 9'10 FT
BEDROOM 1
3.57 M X 2.3 M | 16'7 FT X 8 FT
INTERNAL AREA
46 M² | 495 SQ FT
AMENITY | 10+ M²

APT 01

LIVING/DINING/KITCHEN
7.69 M X 4.4 M | 26'1 FT X 14'5 FT
BEDROOM 1
3.9 M X 2.4 M | 12'10 FT X 7'10 FT
BEDROOM 2
1.97 M X 2.63 M | 6'6 FT X 8'8 FT
INTERNAL AREA
30 M² | 323 SQ FT

APT 05

LIVING/DINING/KITCHEN
7.9 M X 3.1 M | 25'11 FT X 10'1 FT
BEDROOM 1
3.49 M X 3.35 M | 11'5 FT X 11 FT
BEDROOM 2
2.99 M X 3.3 M | 9'10 FT X 11 FT
INTERNAL AREA
68 M² | 731 SQ FT
AMENITY | 33+ M²

APT 09

LIVING/DINING/KITCHEN
6.69 M X 4.10 M | 21'11 FT X 13'5 FT
BEDROOM 1
3.57 M X 2.3 M | 11'9 FT X 7'7 FT
INTERNAL AREA
39 M² | 420 SQ FT
AMENITY | 16+ M²

APT 02

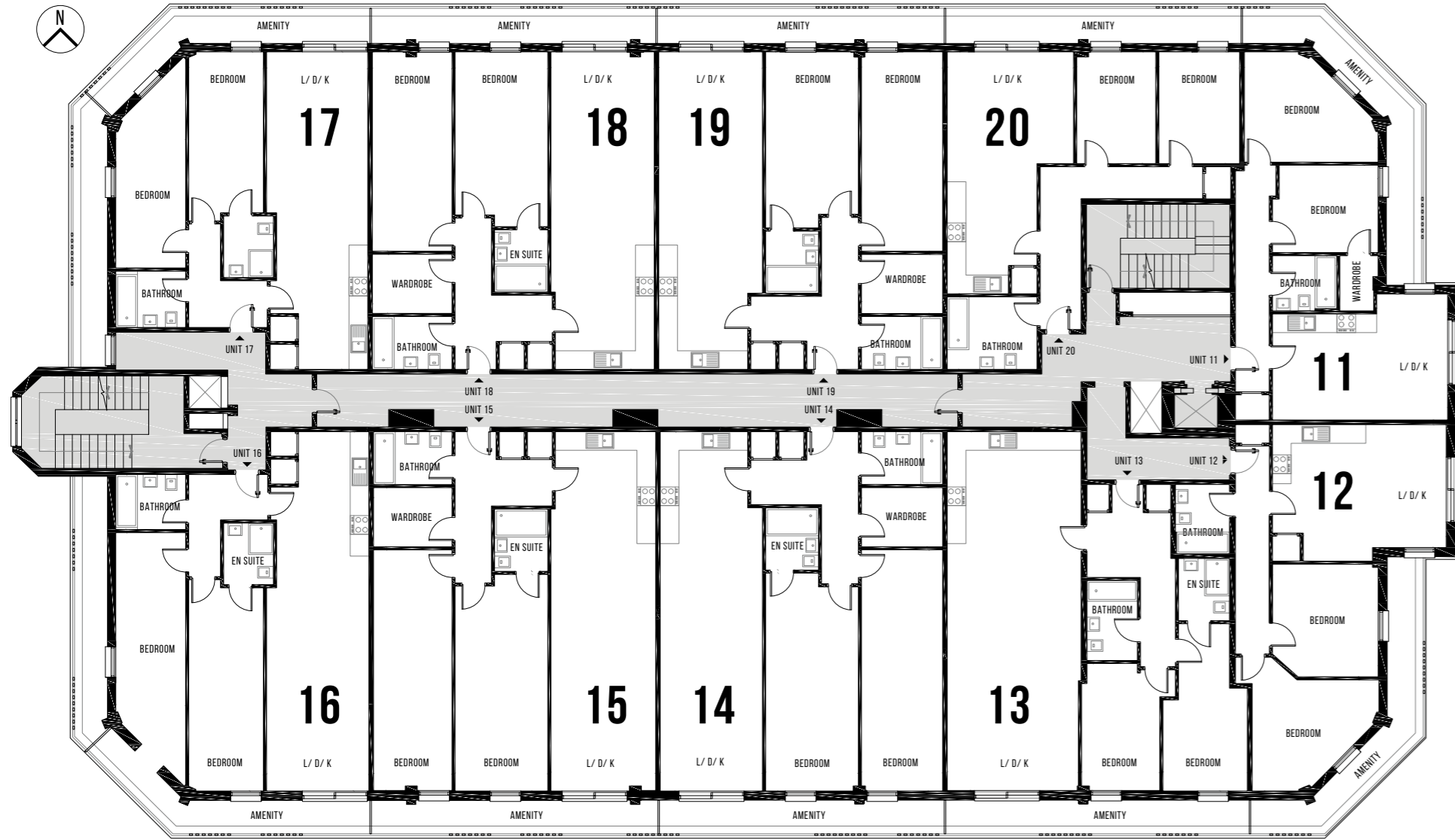
LIVING/DINING/KITCHEN
4.48 M X 3.8 M | 18'8 FT X 12'7 FT
BEDROOM 1
5.89 M X 3.46 M | 19'4 FT X 11'4 FT
BEDROOM 2
5.9 M X 1.95 M | 19'6 FT X 6'5 FT
INTERNAL AREA
65 M² | 700 SQ FT
AMENITY | 21+ M²

APT 06

LIVING/DINING/KITCHEN
5.4 M X 3.28 M | 17'10 FT X 10'9 FT
BEDROOM 1
2.67 M X 2.6 M | 8'9 FT X 8'6 FT
INTERNAL AREA
32 M² | 345 SQ FT
AMENITY | 51+ M²

APT 10

LIVING/DINING/KITCHEN
5.93 M X 2.76 M | 17'8 FT X 9'1 FT
BEDROOM 1
2.45 M X 2.97 M | 8'1 FT X 9'9 FT
INTERNAL AREA
30 M² | 323 SQ FT
AMENITY | 22+ M²



FIRST FLOOR

APT 13
 LIVING/DINING/KITCHEN
 11.5 M X 4.2 M | 37'10 FT X 13'10 FT
 BEDROOM 1
 5.37 M X 2.7 M | 17'8 FT X 8'11 FT
 BEDROOM 2
 4 M X 2.5 M | 13'5 FT X 8'3 FT
 INTERNAL AREA
 94 M² | 1011 SQ FT
 AMENITY | 10+ M²

APT 17
 LIVING/DINING/KITCHEN
 10.2 M X 3.25 M | 33'6 FT X 10'8 FT
 BEDROOM 1
 5.1 M X 2.4 M | 17 FT X 7'11 FT
 BEDROOM 2
 4.75 M X 2.24 M | 15'7 FT X 7'4 FT
 INTERNAL AREA
 73 M² | 785 SQ FT
 AMENITY | 11+ M²

APT 14
 LIVING/DINING/KITCHEN
 11.55 M X 3.28 M | 37'11 FT X 10'9 FT
 BEDROOM 1
 7.75 M X 2.6 M | 25'5 FT X 8'7 FT
 BEDROOM 2
 7 M X 2.98 M | 23' FT X 9'9 FT
 INTERNAL AREA
 105 M² | 1130 SQ FT
 AMENITY | 10+ M²

APT 18
 LIVING/DINING/KITCHEN
 10.2 M X 3.3 M | 33'6 FT X 10'11 FT
 BEDROOM 1
 6.4 M X 2.56 M | 21'1 FT X 8'5 FT
 BEDROOM 2
 5.6 M X 2.98 M | 18'5 FT X 9'9 FT
 INTERNAL AREA
 92 M² | 990 SQ FT
 AMENITY | 10+ M²

APT 11
 LIVING/DINING/KITCHEN
 4 M X 5.6 M | 13'3 FT X 18'6 FT
 BEDROOM 1
 3.62 M X 4.29 M | 11'11 FT X 14'1 FT
 BEDROOM 2
 2.8 M X 3.18 M | 9'3 FT X 9'3 FT
 INTERNAL AREA
 59 M² | 635 SQ FT
 AMENITY | 13+ M²

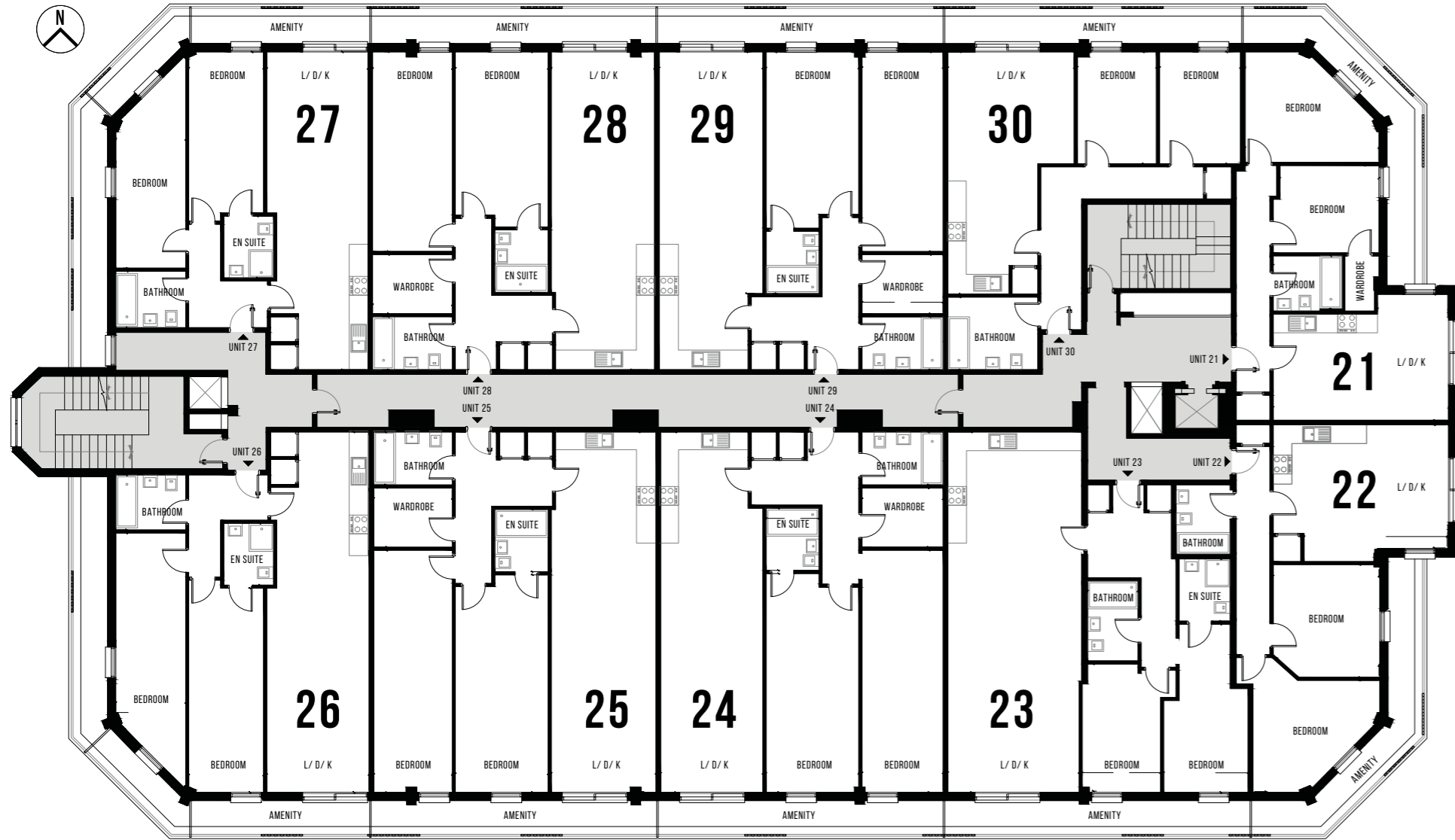
APT 15
 LIVING/DINING/KITCHEN
 11.5 M X 3.36 M | 37'10 FT X 11 FT
 BEDROOM 1
 7.7 M X 2.5 M | 25'5 FT X 8'3 FT
 BEDROOM 2
 6.9 M X 2.98 M | 22'10 FT X 9'9 FT
 INTERNAL AREA
 105 M² | 1130 SQ FT
 AMENITY | 10+ M²

APT 19
 LIVING/DINING/KITCHEN
 7.76 M X 3.3 M | 26'6 FT X 10'11 FT
 BEDROOM 1
 5.66 M X 2.98 M | 18'7 FT X 9'9 FT
 BEDROOM 2
 6.4 M X 2.6 M | 21'1 FT X 8'7 FT
 INTERNAL AREA
 93 M² | 1001 SQ FT
 AMENITY | 10+ M²

APT 12
 LIVING/DINING/KITCHEN
 3.95 M X 4.56 M | 13 FT X 15'1 FT
 BEDROOM 1
 3.46 M X 3.2 M | 11'4 FT X 10'8 FT
 BEDROOM 2
 3.6 M X 3.4 M | 11'11 FT X 11'2 FT
 INTERNAL AREA
 62 M² | 667 SQ FT
 AMENITY | 13+ M²

APT 16
 LIVING/DINING/KITCHEN
 11.5 M X 3.28 M | 37'11 FT X 10'9 FT
 BEDROOM 1
 6.5 M X 2.4 M | 21'5 FT X 7'11 FT
 BEDROOM 2
 5.77 M X 2.24 M | 18'11 FT X 7'4 FT
 INTERNAL AREA
 84 M² | 904 SQ FT
 AMENITY | 10+ M²

APT 20
 LIVING/DINING/KITCHEN
 7.78 M X 4 M | 25'6 FT X 13'4 FT
 BEDROOM 1
 3.59 M X 2.54 M | 11'10 FT X 8'4 FT
 BEDROOM 2
 3.59 M X 2.59 M | 11'10 FT X 8'6 FT
 INTERNAL AREA
 65 M² | 700 SQ FT
 AMENITY | 11+ M²



SECOND FLOOR

APT 23

LIVING/DINING/KITCHEN
11.5 M X 4.2 M | 37'10 FT X 13'10 FT
BEDROOM 1
5.37 M X 2.7 M | 17'8 FT X 8'11 FT
BEDROOM 2
4.08 M X 2.5 M | 13'5 FT X 8'3 FT
INTERNAL AREA
94 M² | 1012 SQ FT
AMENITY | 10+ M²

APT 24

LIVING/DINING/KITCHEN
11.58 M X 3.28 M | 38' X 10'9 FT
BEDROOM 1
7.75 M X 2.6 M | 25'5 FT X 8'7 FT
BEDROOM 2
7 M X 2.98 M | 23' X 9'9 FT
INTERNAL AREA
105 M² | 1130 SQ FT
AMENITY | 10+ M²

APT 27

LIVING/DINING/KITCHEN
10.2 M X 3.25 M | 33'6 FT X 10'8 FT
BEDROOM 1
5.17 M X 2.4 M | 17 FT X 7'11 FT
BEDROOM 2
4.75 M X 2.24 M | 15'7 FT X 7'4 FT
INTERNAL AREA
72 M² | 775 SQ FT
AMENITY | 11+ M²

APT 28

LIVING/DINING/KITCHEN
10.2 M X 3.3 M | 33'6 FT X 10'11 FT
BEDROOM 1
6.4 M X 2.56 M | 21'1 FT X 8'5 FT
BEDROOM 2
5.6 M X 2.98 M | 18'5 FT X 9'9 FT
INTERNAL AREA
92 M² | 990 SQ FT
AMENITY | 10+ M²

APT 25

LIVING/DINING/KITCHEN
11.5 M X 3.36 M | 37'10 FT X 11 FT
BEDROOM 1
7.74 M X 2.5 M | 25'5 FT X 8'3 FT
BEDROOM 2
6.96 M X 2.98 M | 22'10 FT X 9'9 FT
INTERNAL AREA
105 M² | 1130 SQ FT
AMENITY | 10+ M²

APT 29

LIVING/DINING/KITCHEN
7.76 M X 3.33M | 26'6 FT X 10'11 FT
BEDROOM 1
5.66 M X 2.98 M | 18'7 FT X 9'9 FT
BEDROOM 2
6.4 M X 2.6 M | 21'1 FT X 8'7 FT
INTERNAL AREA
92 M² | 990 SQ FT
AMENITY | 10+ M²

APT 21

LIVING/DINING/KITCHEN
4.05M X 5.6 M | 13'3 FT X 18'6 FT
BEDROOM 1
3.6 M X 4.3 M | 11'11 FT X 14'1 FT
BEDROOM 2
2.8 M X 3.18 M | 9'3 FT X 9'3 FT
INTERNAL AREA
59 M² | 635 SQ FT
AMENITY | 13M²

APT 26

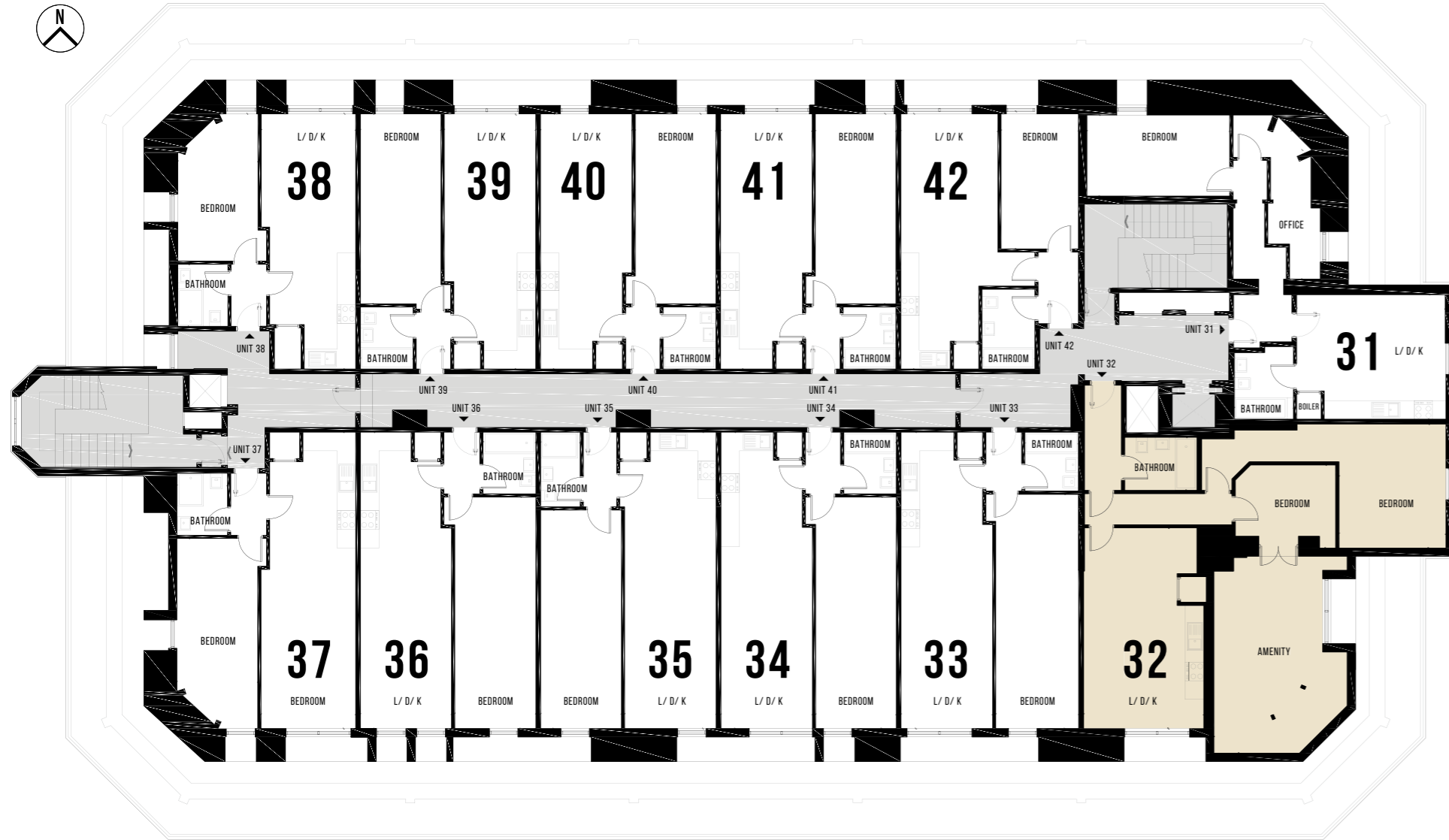
LIVING/DINING/KITCHEN
11.58 M X 3.28 M | 38' X 10'9 FT
BEDROOM 1
6.53 M X 2.4 M | 21'5 FT X 7'11 FT
BEDROOM 2
5.77 M X 2.24 M | 18'11 FT X 7'4 FT
INTERNAL AREA
84 M² | 904 SQ FT
AMENITY | 10+ M²

APT 30

LIVING/DINING/KITCHEN
7.78 M X 4.06 M | 25'6 FT X 13'4 FT
BEDROOM 1
3.59 M X 2.54 M | 11'10 FT X 8'4 FT
BEDROOM 2
3.59 M X 2.59 M | 11'10 FT X 8'6 FT
INTERNAL AREA
66 M² | 710 SQ FT
AMENITY | 11+ M²

APT 22

LIVING/DINING/KITCHEN
3.95 M X 4.56 M | 13' X 15'1 FT
BEDROOM 1
3.46 M X 3.24 M | 11'4 FT X 10'8 FT
BEDROOM 2
3.6 M X 3.4 M | 11'11 FT X 11'2 FT
INTERNAL AREA
62 M² | 667 SQ FT
AMENITY | 13+ M²



● TWO BEDROOM APARTMENT

THIRD FLOOR

- | | | | |
|---|--|--|--|
| <p>APT 31</p> <p>LIVING/DINING/KITCHEN
4 M X 4.78 M 13'2 FT X 15'8 FT</p> <p>BEDROOM 1
2.6 M X 4.6 M 8'7 FT X 15'1 FT</p> <p>OFFICE SPACE
1.94 M X 4.16 M 13'8 FT X 6'4 FT</p> <p>INTERNAL AREA
53 M² 570 SQ FT</p> | <p>APT 32</p> <p>LIVING/DINING/KITCHEN
6.46 M X 2.75 M 20'10 FT X 9 FT</p> <p>BEDROOM 1
4 M X 3.45 M 13'1 FT X 11'4 FT</p> <p>BEDROOM 2
2.68 M X 3.34 M 8'10 FT X 10'11 FT</p> <p>INTERNAL AREA
66 M² 710 SQ FT</p> <p>AMENITY 24M²</p> | <p>APT 33</p> <p>LIVING/DINING/KITCHEN
8.2 M X 2.95 M 27' X 9'8 FT</p> <p>BEDROOM 1
6.12 M X 2.6 M 20'11 FT X 8'6 FT</p> <p>INTERNAL AREA
46 M² 495 SQ FT</p> | <p>APT 34</p> <p>LIVING/DINING/KITCHEN
9.55 M X 2.95 M 31'4 FT X 9'8 FT</p> <p>BEDROOM 1
7.55 M X 2.67 M 8'9 FT X 24'9 FT</p> <p>INTERNAL AREA
54 M² 581 SQ FT</p> |
| <p>APT 35</p> <p>LIVING/DINING/KITCHEN
9.55 M X 2.95 M 31'4 FT X 9'8 FT</p> <p>BEDROOM 1
7.46 M X 2.6 M 9'8 FT X 8'6 FT</p> <p>INTERNAL AREA
54 M² 581 SQ FT</p> | <p>APT 36</p> <p>LIVING/DINING/KITCHEN
9.55 M X 2.95 M 31'4 FT X 9'8 FT</p> <p>BEDROOM 1
7.04 M X 2.6 M 21'1 FT X 8'7 FT</p> <p>INTERNAL AREA
54 M² 581 SQ FT</p> | <p>APT 37</p> <p>LIVING/DINING/KITCHEN
9.55 M X 2.94 M 31'4 FT X 9'8 FT</p> <p>BEDROOM 1
7.46 M X 2.6 M 24'6 FT X 8'7 FT</p> <p>INTERNAL AREA
54 M² 581 SQ FT</p> | <p>APT 38</p> <p>LIVING/DINING/KITCHEN
9.55 M X 3.05 M 31'4 FT X 10'</p> <p>BEDROOM 1
4.93 M X 2.6 M 16'2 FT X 8'7 FT</p> <p>INTERNAL AREA
50 M² 538 SQ FT</p> |
| <p>APT 39</p> <p>LIVING/DINING/KITCHEN
8.22 M X 3.04 M 27' X 10'</p> <p>BEDROOM 1
4.75 M X 2.58 M 15'7 FT X 8'6 FT</p> <p>INTERNAL AREA
42 M² 452 SQ FT</p> | <p>APT 40</p> <p>LIVING/DINING/KITCHEN
8.19 M X 2.95 M 6'11 FT X 9'8 FT</p> <p>BEDROOM 1
6.12 M X 2.6 M 20'1 FT X 8'6 FT</p> <p>INTERNAL AREA
46 M² 495 SQ FT</p> | <p>APT 41</p> <p>LIVING/DINING/KITCHEN
8.19 M X 2.95 M 26'11 FT X 9'8 FT</p> <p>BEDROOM 1
6.12 M X 2.6 M 20'1 FT X 8'6 FT</p> <p>INTERNAL AREA
46 M² 495 SQ FT</p> | <p>APT 42</p> <p>LIVING/DINING/KITCHEN
8.22 M X 3.13 M 27' X 10'3 FT</p> <p>BEDROOM 1
4.43 M X 2.49 M 14'6 FT X 8'2 FT</p> <p>INTERNAL AREA
45 M² 484 SQ FT</p> |

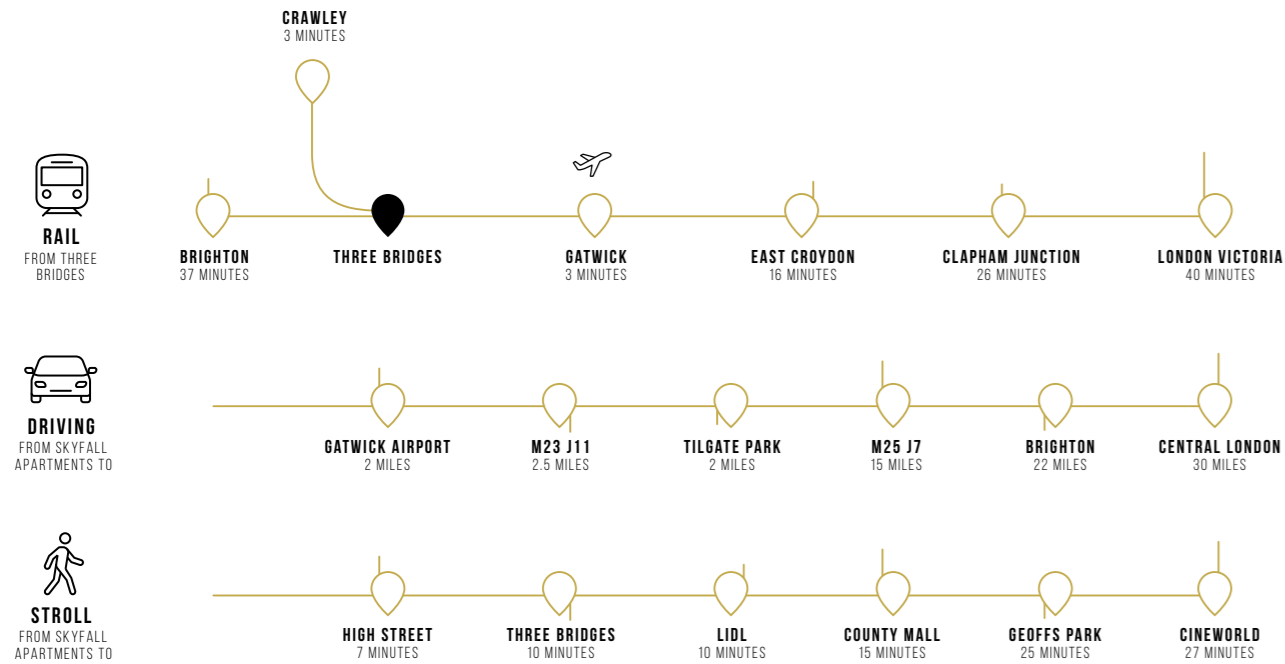
JUST NEW HOMES

SKYFALL HAS CITY AND COAST CONNECTIONS

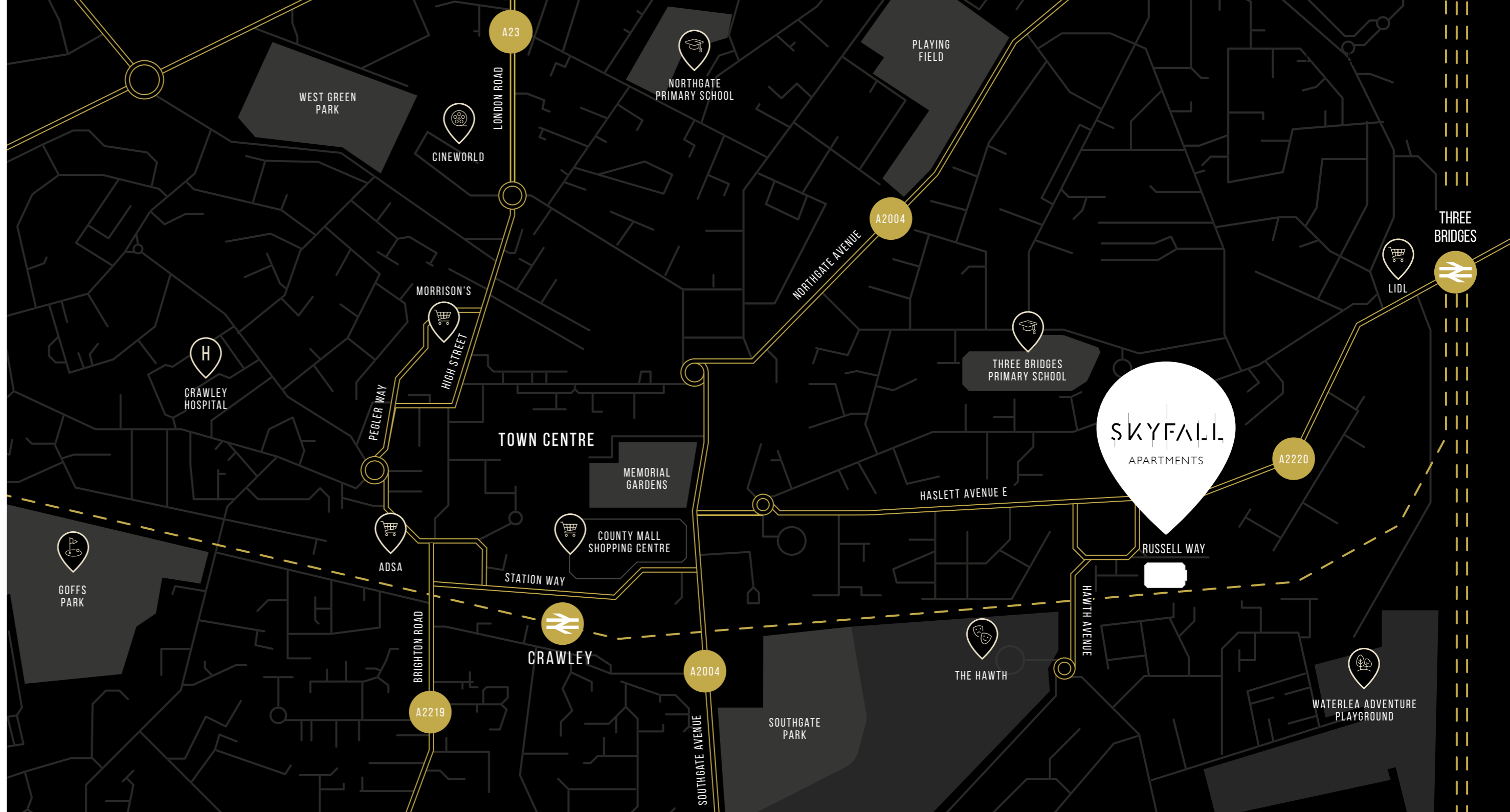
With excellent transport links, including direct connections to London, Gatwick Airport and Brighton, it's no surprise that Crawley is such a desired location.

Just a 10 minute walk away from Skyfall Apartments is Three Bridges station which has direct links to London Bridge and London Victoria, ideal for those who commute.

By car, you can easily reach the M23 and from there, the M25 and Gatwick Airport. You can also benefit from the Fastway bus service from Crawley to Gatwick South Terminal which is extremely useful when you are heading abroad.



SKYFALL



Redstone | Harlow Essex



Eleanor | Waltham Cross



The Tower | Romford



Verve | Romford



Parkway | Chelmsford



Shield House | Harlow



BUILDING DESIRABLE PLACES TO LIVE

Ideal new spaces created for modern living.

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