

Guide Price
£425,000

£400,000

4 Beech Gardens, Crawley Down,



- Terraced Family Home
- Three Bedrooms
- Spacious Lounge / Diner
- Tastefully Fitted Kitchen
- Stylishly Finished Bathroom
- Driveway for Two Cars & Garage
- Southerly Facing Rear Garden
- Popular Village Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



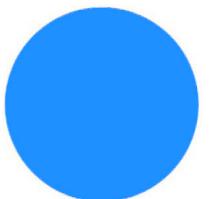
4 Beech Gardens, Crawley Down, West Sussex RH10 4JB

Guide price £400,000 - £425,000. Situated in a quiet cul-de-sac within the highly regarded Crawley Down village, this well-presented three-bedroom mid-terrace home enjoys a convenient yet peaceful setting. The village offers a range of local shops, restaurants and amenities, is renowned for its excellent primary school, and is surrounded by scenic countryside, including beautiful walks along the popular Worth Way bridle path.

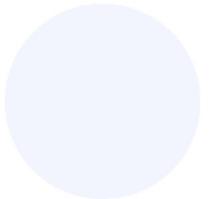
The property is entered via a small entrance hall with stairs rising to the first floor. To the left is a spacious lounge/diner, featuring a window to the front and sliding doors opening directly onto the rear garden, creating a light and versatile living space ideal for both relaxing and entertaining. To the rear right is the fitted kitchen, which benefits from a door providing additional access to the garden. The kitchen is well equipped with a 1½ bowl sink with drainer, range cooker, dishwasher, space for a washing machine, and a fridge/freezer. An under-stairs storage cupboard is conveniently located within the kitchen.

Upstairs, the property offers two double bedrooms and a single bedroom, with the principal bedroom benefiting from built-in wardrobes. The modern, stylishly fitted bathroom comprises a bath with shower over, low-level WC, hand basin, and heated towel rail.

Externally, the southerly facing rear garden is mainly laid to lawn and enjoys a pleasant, sunny aspect. There is rear access to a garage, providing useful storage or parking. To the front of the property, a block-paved driveway provides off-road parking for two vehicles.



Welcome
Home



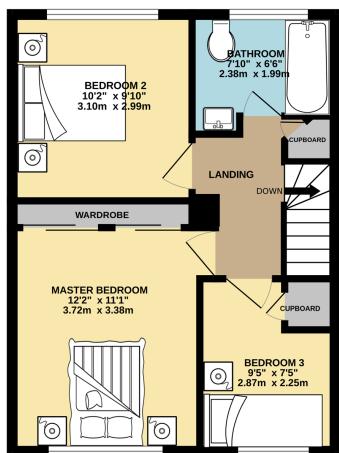
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1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.

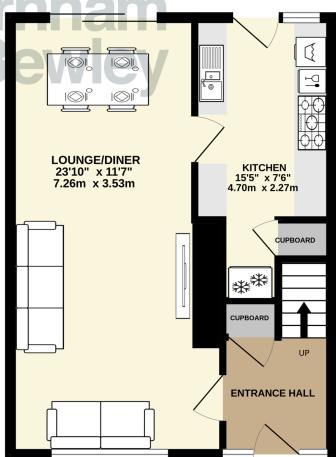


Accommodation



**Garnham
H Bewley**

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



4 BEECH GARDENS - FLOORPLAN

TOTAL FLOOR AREA: 823 sq.ft. (76.4 sq.m.) 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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Ground Floor: Lounge/Diner:

11' 7" x 23' 10" (3.53m x 7.26m)

Kitchen:

7' 6" x 15' 5" (2.29m x 4.70m)

First Floor: Master Bedroom:

11' 1" x 12' 2" (3.38m x 3.71m)

Bedroom Two:

10' 2" x 9' 10" (3.10m x 3.00m)

Bedroom Three:

7' 10" x 6' 6" (2.39m x 1.98m)

Bathroom:

7' 10" x 6' 6" (2.39m x 1.98m)

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Nearest Stations:

East Grinstead Station (2.7 miles)

Three Bridges Station (3.6 miles)

Dormans Station (4.1 miles)

Nearest Schools:

Crawley Down Village CofE School (0.3 miles)

Turners Hill CofE Primary School (1.2 miles)

Copthorne Preparatory School (1.5 miles)

Felbridge Primary School (2.0 miles)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	50
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2012/27/EC

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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