

Guide Price

£550,000

12 Clockfield, Turners Hill,



- Semi Detached Family Home
- Spacious Lounge / Dining / Family Space
- Modern Kitchen / Breakfast Area
- Three Double Bedrooms & Three Bathrooms
- Beautiful Condition Throughout
- Garage & Driveway Parking
- Short Walk To Village Shops & Local

For further information contact Garnham H Bewley:

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12 Clockfield, Turners Hill, West Sussex RH10 4AR

A spacious and well-presented three double bedroom, three bathroom semi-detached family home arranged over three well-designed floors, located in the heart of the highly sought-after village of Turners Hill. Offering generous accommodation, modern interiors and excellent access to local amenities, this property is an ideal choice for families and those seeking versatile living space.

The ground floor welcomes you with a bright entrance hallway leading to a generous double bedroom (bedroom three), ideal as a guest room, home office or teenager's suite. Adjacent is a contemporary shower room, providing added convenience and enhancing the flexibility of this level. Completing the ground floor is an integral garage offering valuable storage space, utility potential or scope for conversion (STPP).

On the first floor, the property features a stylish and spacious kitchen/breakfast room positioned at the front. This modern space offers ample worktop and cupboard storage along with room for a family table, making it a perfect spot for daily dining. To the rear is a large and inviting lounge/dining/family room, flooded with natural light and enjoying elevated views over the garden. Patio doors lead directly out to the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining or relaxing.

The second floor is home to two further double bedrooms, both of which benefit from built-in wardrobes, providing excellent storage and maximising the use of space. The impressive master bedroom features its own private en-suite shower room, while bedroom two is served by the main family bathroom, finished to a modern standard.

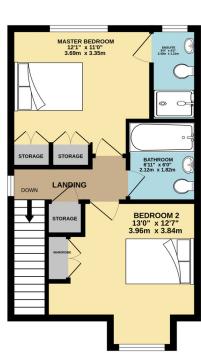
Outside, the property offers a good-sized rear garden with a mix of lawn and patio areas, perfect for children to play or for hosting summer gatherings. Side access leads to the front of the property, where you will find driveway parking. Situated in a desirable village location, this home is just a short distance from local shops, a welcoming village pub and the well-regarded primary school. Turners Hill offers a strong sense of community along with easy transport links to surrounding towns, making this an excellent setting for family life.



Welcome
Home

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Accommodation



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 durability or efficiency can be given.

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Ground Floor

Entrance Hallway

Bedroom Three

12' 0" x 9' 0" (3.66m x 2.74m)

Shower Room

9' 0" x 5' 0" (2.74m x 1.52m)

Garage

20' 0" x 9' 11" (6.10m x 3.02m)

First Floor

Living Room

16' 1" x 12' 0" (4.90m x 3.66m)

Dining Room

14' 0" x 9' 11" (4.27m x 3.02m)

Kitchen - Breakfast Area

15' 10" x 9' 0" (4.83m x 2.74m)

WC

8' 0" x 3' 0" (2.44m x 0.91m)

2nd Floor

Master Bedroom

12' 1" x 11' 0" (3.68m x 3.35m)

Ensuite

8' 0" x 4' 0" (2.44m x 1.22m)

Bedroom Two

13' 0" x 12' 7" (3.96m x 3.84m)

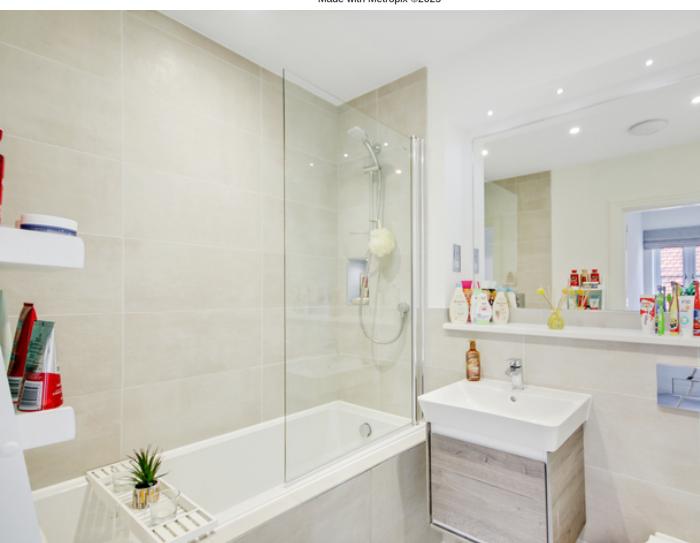
Bathroom

6' 11" x 6' 0" (2.11m x 1.83m)

Outside

Rear Garden

Driveway



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NEAREST TRAIN STATIONS

East Grinstead Station - 3.2 miles

Three Bridges Station - 3.5 miles

Balcombe Station - 4.1 miles

SCHOOLS

Turners Hill CofE Primary School - 0.2 miles

Crawley Down Village CofE School - 1.4 miles

Philpots Manor School - 2.4 miles

Copthorne Preparatory School - 2.4 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(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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