

Price:

£475,000

Garnham  
**H** Bewley

54 Forest Close, Crawley Down,



- Stunning Semi-Detached Family Home
- Three Double Bedrooms
- Extended & Modernised Throughout
- Fabulous Open-Plan Kitchen Diner & Separate Lounge
- Tastefully Fitted Bathroom & En-Suite
- Private Rear Garden with Garden Room / Home Office
- Driveway Parking
- Popular Village Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 54 Forest Close, Crawley Down, West Sussex RH10 4LU

Extended Three-Bedroom Semi-Detached Home in the Heart of Crawley Down Village. Located in the sought-after village of Crawley Down, this extended three-bedroom semi-detached property offers spacious family living with modern features, all within walking distance of local shops, restaurants, the primary school, and the scenic Worth Way bridlepath.

The property has been thoughtfully extended, both upstairs and downstairs, providing a generous increase in space. The ground floor now boasts an extended porch that leads into a welcoming entrance hall with stairs ahead and a convenient storage cupboard. To the left, you will find a bright and airy lounge, tastefully decorated and designed with large windows to the front, offering an abundance of natural light. The lounge also provides access to a cupboard under the stairs.

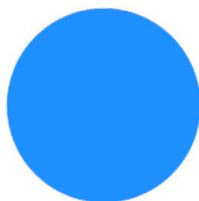
Bi-fold doors from the lounge open into a large and extended open-plan kitchen/diner, making this the ideal space for family gatherings and entertaining. The contemporary kitchen is equipped with a huge central island, featuring bar stools on one side and double ovens built into the other. The island also houses a five-ring induction hob, making cooking a pleasure. Additional features include modern units and work surfaces, a sink with drainer, integrated dishwasher, integrated washing machine, and space for a large American-style fridge/freezer. The dining area provides ample space for an eight-seater table, with sliding doors spanning the entire rear wall and opening out into the low-maintenance garden.

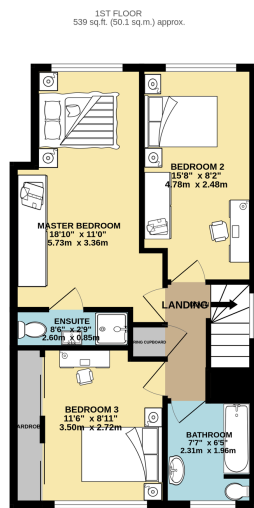
Upstairs, the property benefits from three generously sized double bedrooms. Both the master bedroom and bedroom two have been extended at the rear, offering extra space and comfort. The master bedroom includes a stylishly fitted en-suite shower room, while bedroom two has the added benefit of fitted wardrobes and overlooks the front of the property. The family bathroom is well-appointed, featuring a panel-enclosed bathtub with shower above, WC, hand basin, and a heated towel rail. The landing has a large window that floods the space with light and provides access to a large airing cupboard. There is also access to the boarded loft via a ladder for additional storage.

Outside, the rear garden offers a sunny, low-maintenance space, featuring astro-turf and areas of patio, perfect for relaxing or entertaining. A garden room, complete with power and light, currently serves as a home gym but offers versatile potential for use as an office or studio. To the front, the property benefits from a charming garden and a driveway with space for two vehicles.

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54 FOREST CLOSE - FLOORPLAN

TOTAL FLOOR AREA: 1274 sq.ft. (118.3 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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## Accommodation

### Ground Floor:

#### Lounge:

17' 6" x 14' 5" (5.33m x 4.39m)

#### Kitchen / Diner:

17' 8" x 17' 5" (5.38m x 5.31m)

### First Floor:

#### Master Bedroom:

11' 0" x 18' 10" (3.35m x 5.74m)

#### En-Suite:

8' 6" x 2' 9" (2.59m x 0.84m)

#### Bedroom Two:

8' 2" x 15' 8" (2.49m x 4.78m)

#### Bedroom Three:

11' 6" x 8' 11" (3.51m x 2.72m)

#### Bathroom:

7' 7" x 6' 5" (2.31m x 1.96m)

### Outside:

#### Outbuilding (Front):

7' 9" x 11' 7" (2.36m x 3.53m)

#### Outbuilding (Rear):

7' 9" x 4' 1" (2.36m x 1.24m)



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Nearest Stations:

East Grinstead Station (2.4 miles)

Dormans Station (3.8 miles)

Three Bridges Station (3.8 miles)

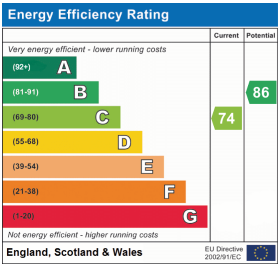
Nearest Schools:

Crawley Down Village C of E School (0.1 miles)

Turners Hill CofE Primary School (1.5 miles)

Copthorne Preparatory School (1.5 miles)

Felbridge Primary School (1.7 miles)



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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