

Guide Price

£175,000

Garnham  
H Bewley

Flat 12 Brickyard Lane, Crawley Down,



- First Floor Retirement Property
- One Double Bedroom
- Modern Kitchen / Breakfast Room
- Separate Shower Room
- Spacious Lounge / Diner
- Juliet Balcony Off Lounge
- Communal Stairlift Leading to First Floor
- Resident Parking & Gardens

For further information contact Garnham H Bewley:

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





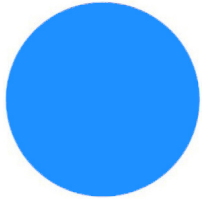
## Flat 12 Ridgedale, Brickyard Lane, Crawley Down, West Sussex RH10 4HJ

A Well-Presented First-Floor Retirement Apartment in the Popular Village of Crawley Down – Offered with No Onward Chain

Situated in the heart of the sought-after village of Crawley Down, this appealing first-floor retirement apartment provides a wonderful balance of comfort, convenience, and community living for the over-60s. Ideally positioned just moments from local shops, everyday amenities, and bus routes, the property offers an easy and independent lifestyle within a friendly village setting.

Well maintained and presented in good condition throughout, the accommodation includes a spacious double bedroom, a modern kitchen/breakfast room, and a bright lounge/diner featuring a charming Juliet balcony, ideal for enjoying views over the grounds. A separate contemporary shower room adds to the practicality of the layout. Designed with accessibility in mind, the development benefits from a communal stairlift providing comfortable access to the first floor. Outside, residents have the use of attractive communal gardens along with residents' parking, creating a pleasant and welcoming environment.

Offered to the market with no onward chain, this property represents an excellent opportunity for those looking to downsize or enjoy a relaxed, low-maintenance lifestyle within a popular and well-connected village community.



# Accommodation

## Ground Floor

### Communal Entrance

### Stairlift To First Floor

### Entrance Hall

### Lounge / Diner

16' 0" x 9' 11" (4.88m x 3.02m)

### Kitchen/ Breakfast Room

12' 10" x 6' 7" (3.91m x 2.01m)

### Bedroom

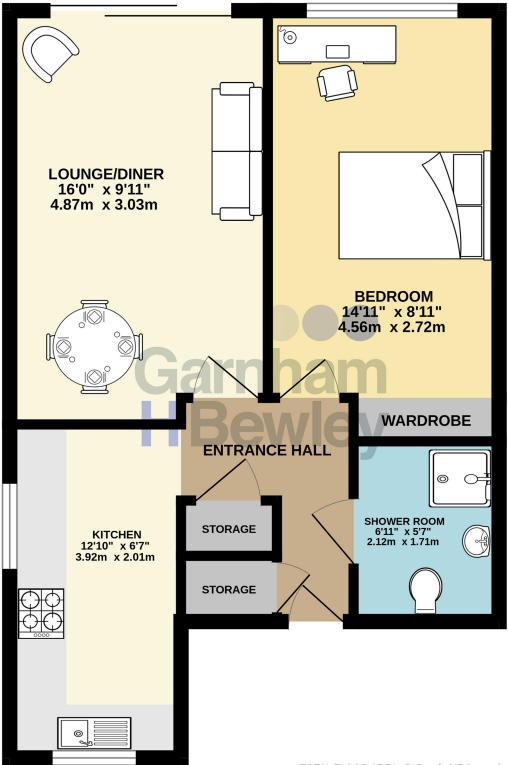
14' 11" x 8' 11" (4.55m x 2.72m)

### Shower Room

6' 11" x 5' 7" (2.11m x 1.70m)

### Resident Parking

FIRST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.8 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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## NEAREST TRAIN STATIONS

East Grinstead Station - 2.6 miles

Three Bridges Station - 3.7 miles

Dormans Station - 4.0 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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