

£600,000

Sandy Lane, Crawley Down



- Detached Character Home
- Three/Four Bedrooms
- Swim Spa
- Living Room with Bi-folds
- Kitchen and Dining Room
- En-suite and Family Bathroom
- Downstairs W.C.
- Detached Garden Room

For further information contact Garnham H Bewley:

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





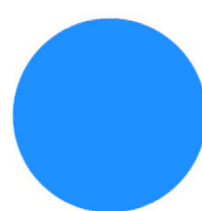
## Wayside, Sandy Lane, Crawley Down, West Sussex RH10 4HS

Garnham H Bewley are pleased to present to the market this three/four bedroom detached character home which has been modernised to create a light and stylish living space to fit most family needs. The property currently boasts an impressive living room with bi-folding doors leading to the garden, dining room open to the kitchen, family room/bedroom four, downstairs W.C., master bedroom complete with fitted wardrobes and en-suite and family bathroom. Outside the garden provides a great space for entertaining complete with a Swim spa, decking area ideal for seating and leading to a lawned garden. The property is situated within the ever popular village of Crawley Down with its range of local shops, amenities, primary school and great links to East Grinstead and Three Bridges train stations.

The ground floor consists of front door into entrance hall with stairs leading to the first floor and access to the downstairs W.C. The living room is situated to the rear of the property with log burning stove, window to the side aspect, bi-folding doors onto the garden, open plan to the dining room which also leads onto the kitchen. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, electric hob with extractor hood above, space for fridge/freezer, washing machine and window to the side aspect. The family room is situated to the front aspect with bay window and feature fireplace and is versatile in its use.

The first floor consists of landing. The main bedroom is situated to the rear aspect overlooking the garden and has double fitted wardrobes and provides access for the en-suite which has been fitted with a double shower, wash hand basin, low level W.C., heated towel rail, fully tiled walls and skylight. Bedroom two is set to the front aspect and bedroom three is set to the side aspect. There is also the family bathroom which has been fitted with a tile enclosed bath with mixer taps, shower point and glass screen, wash hand basin, low level W.C. and skylight.

Outside the garden is fence enclosed with large decking area ideal for seating and leading to a lawned garden. There is also the impressive feature of the Swim spa pool which offers great space for entertaining and versatile office area complete with light and power. To the front there is driveway parking leading to the front door.



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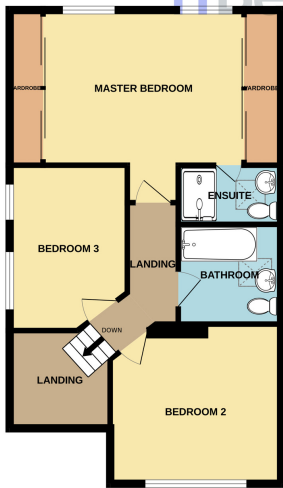
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# Accommodation

GROUND FLOOR



1ST FLOOR



Garnham  
H Bewley

## Ground Floor Entrance Hall

## Downstairs W.C.

## Living Room

18' 8" x 10' 11" (5.69m x 3.33m)

## Kitchen

## Dining Room

11' 11" x 11' 10" (3.63m x 3.61m)

## Family Room

12' 1" x 10' 11" (3.68m x 3.33m)

## First Floor Landing

## Main Bedroom

14' 6" x 10' 10" (4.42m x 3.30m)

## En-suite

7' 0" x 4' 2" (2.13m x 1.27m)

## Bedroom 2

13' 2" x 11' 4" (4.01m x 3.45m)

## Bedroom 3

11' 10" x 8' 4" (3.61m x 2.54m)

## Family Bathroom

7' 1" x 7' 0" (2.16m x 2.13m)

## Outside Garden

## Driveway

## Detached Garden Room / Home Office

8' 10" x 12' 4" (2.69m x 3.76m)

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 STATIONS

East Grinstead Station - 2.9 miles

Three Bridges Station - 3.3 miles

Gatwick Airport Station - 3.9 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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