

£450,000

34 The Martins, Crawley Down



- Extended Semi Detached Home
- Three Bedrooms
- Kitchen
- Lounge/Dining Room
- Conservatory
- Downstairs W.C.
- Garden
- Garage and Off Road Parking

For further information contact Garnham H Bewley:

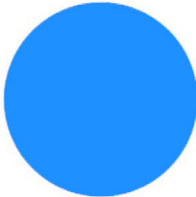
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## 34 The Martins, Crawley Down, West Sussex RH10 4XU

Garnham H Bewley are pleased to present to the market this extended three-bedroom semi-detached family home | excellent potential to extend (STPP). Situated in the heart of the ever-popular village of Crawley Down, this extended three-bedroom semi-detached family home offers well-presented accommodation and excellent potential for further extension to the side (subject to the relevant planning permissions). The ground floor features a spacious lounge/dining room, a modern extended kitchen, and a bright conservatory that enjoys lovely views over the stunning rear garden. There is also a downstairs W.C., adding to the convenience for modern family living. Upstairs, the property offers three good-sized bedrooms and a contemporary family bathroom. Externally, the home benefits from rear and side access to a beautifully maintained garden, with a garage situated at the rear, easily accessible and offering further storage or parking potential. Located close to local shops, schools, and excellent transport links, this home is perfect for growing families and those looking to create their dream home in a peaceful, community-focused village setting. Viewing is highly recommended to appreciate the space, potential, and location on offer.



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# Accommodation

## Ground Floor Entrance Hall

### Downstairs W.C.

### Kitchen

13' 4" x 9' 0" (4.06m x 2.74m)

### Lounge/Dining Room

16' 3" x 15' 11" (4.95m x 4.85m)

### Conservatory

15' 1" x 8' 9" (4.60m x 2.67m)

## First Floor Landing

### Main Bedroom

12' 0" x 9' 5" (3.66m x 2.87m)

### Bedroom 2

10' 1" x 9' 5" (3.07m x 2.87m)

### Bedroom 3

9' 0" x 6' 2" (2.74m x 1.88m)

### Family Bathroom

6' 1" x 6' 0" (1.85m x 1.83m)

## Outside Garden

### Garage

16' 1" x 7' 10" (4.90m x 2.39m)

### Off Road Parking



TOTAL FLOOR AREA: 990 sq.ft. (91.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the description contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for 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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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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