

£650,000

Garnham
H Bewley

35 Rushetts Lane, Crawley Down



- Newly Built Home with Remaining NHBC
- Four Double Bedrooms
- En-Suite and Family Bathroom
- Refitted Kitchen/Dining Room
- Lounge and Snug
- Utility/Cloakroom
- Landscaped Garden
- Garage and Off Road Parking

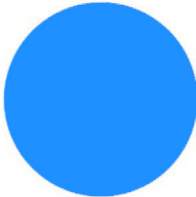
For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



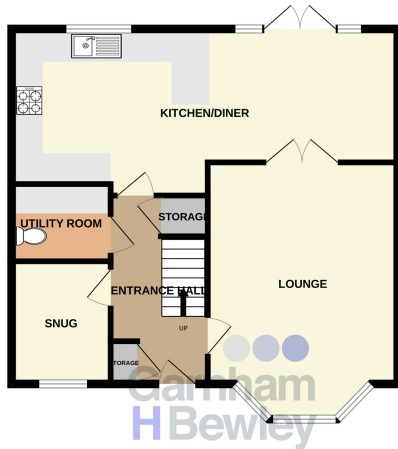
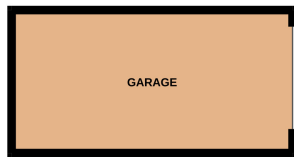
35 Rushetts Lane, Crawley Down, West Sussex RH10 4AW

Garnham H Bewley are pleased to present to the market this stunning four bedroom detached family home – modernised to an exceptional standard and nestled in a quiet newly built estate in the ever-popular village of Crawley Down, this beautifully modernised four double bedroom detached home offers stylish and spacious accommodation, perfect for contemporary family living. Recently enhanced by the current owner, the property boasts a newly fitted, high-spec kitchen that seamlessly flows into a bright and airy dining area with French doors opening onto the landscaped rear garden – ideal for indoor-outdoor entertaining. The ground floor further comprises a generous lounge with a feature bay window to the front aspect, a versatile snug perfect for use as a playroom or home office, and a practical utility/cloakroom. Upstairs, you'll find four well-proportioned double bedrooms. The principal bedroom benefits from a modern en-suite shower room, while a sleek family bathroom serves the remaining bedrooms. Outside, the garden has been thoughtfully landscaped to create a private and inviting space for relaxation and entertaining. To the rear, a gate provides access to a garage equipped with light and power, alongside off-road parking to the front. Located in a peaceful residential area within easy reach of local amenities, schools, and transport links, this impressive family home truly ticks all the boxes.

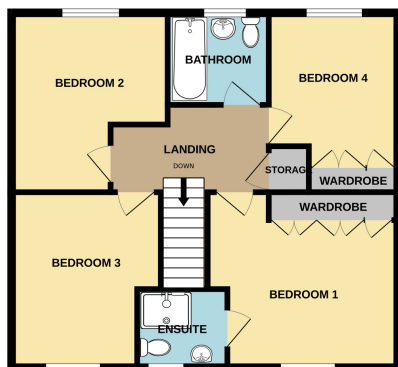


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GROUND FLOOR
858 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 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 Entrance Hall

Utility/Cloakroom

6' 10" x 5' 4" (2.08m x 1.63m)

Kitchen/Dining Room

26' 7" x 10' 8" (8.10m x 3.25m)

Lounge

17' 8" x 15' 5" (5.38m x 4.70m)

Snug

8' 6" x 6' 10" (2.59m x 2.08m)

First Floor

Landing

Main Bedroom

13' 1" x 12' 1" (3.99m x 3.68m)

En-suite

6' 5" x 5' 5" (1.96m x 1.65m)

Bedroom 2

13' 1" x 9' 9" (3.99m x 2.97m)

Bedroom 3

10' 10" x 8' 11" (3.30m x 2.72m)

Bedroom 4

12' 0" x 9' 10" (3.66m x 3.00m)

Family Bathroom

6' 11" x 6' 4" (2.11m x 1.93m)

Outside

Garden

Garage

19' 4" x 9' 10" (5.89m x 3.00m)

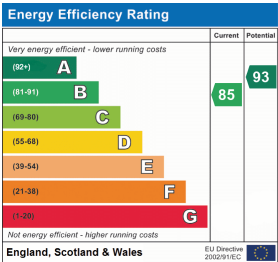
Off Road Parking



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Service Charge Approx £400.00 P/A



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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