

Guide Price  
£400,000

£380,000

Garnham  
H Bewley

22 Bowers Place, Crawley Down,



- Terrace Family Home
- Three Double Bedrooms
- Four Piece Family Bathroom
- Character Features
- Spacious Lounge / Diner
- Large Rear Garden
- Detached Garden Room
- Close To Shops & Primary School

For further information contact Garnham H Bewley:

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## 22 Bowers Place, Crawley Down, West Sussex RH10 4HY

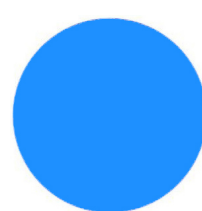
Guide Price £380,000 - £400,000. Garnham H Bewley are delighted to present the market this three double bedroom, mid terrace character home. This family home boasts three double bedrooms, four piece family bathroom, spacious lounge / living area, separate kitchen, offers many character features throughout and is located within close proximity to the local village primary school and village shops.

The ground floor comprises a welcoming entrance hallway where there are stairs leading to the first floor and access to all downstairs rooms. The main lounge / living area is a fantastic size, benefits from a large bay window facing the front aspect and an opening through to the dining area. The open plan lounge / dining area is a generous size, with the dining area benefiting from double doors leading out to the rear garden. The separate kitchen is located towards the rear of the property and enjoys a double aspect view over the rear garden and access out to the patio. The kitchen is fitted with a range of wall and base level units, creating ample workspace and storage.

On the first floor, there are two double bedrooms and the main family bathroom. The master bedroom is a spacious double room and benefits from two large windows facing the front aspect. Bedroom two, a second double is also a generous size and has space for a variety of bedroom style furniture. Towards the rear of the property is the main family bathroom which is fitted with a corner shower, panel enclosed bath, low-level WC, wash handbasin and window to the side aspect.

On the second floor is the third bedroom which can also be used as a double room. There is a selection of storage cupboards in the eaves and two Velux style windows providing far reaching views over Crawley Down.

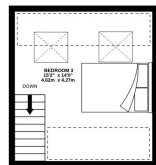
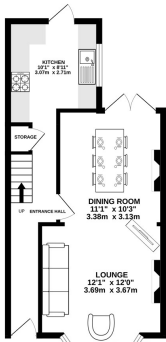
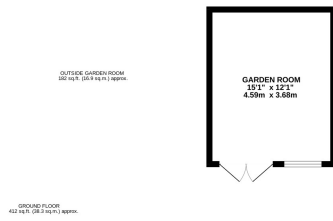
Outside, and accessible from the kitchen and dining room is a spacious patio that leads to a large expanse of lawn. The garden is fence enclosed and towards the bottom of the garden is the detached garden room which can be versatile in its use as it has power fitted. Overall the property boasts a range of modern and character features and with its proximity to the local village amenities, viewings come highly recommended.



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# Accommodation



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 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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## Ground Floor

### Entrance Hallway

#### Lounge

12' 1" x 12' 0" (3.68m x 3.66m)

#### Dining Room

11' 1" x 10' 3" (3.38m x 3.12m)

#### Kitchen

10' 1" x 8' 11" (3.07m x 2.72m)

## First Floor

### Master Bedroom

10' 10" x 10' 3" (3.30m x 3.12m)

### Bedroom Two

10' 9" x 10' 3" (3.28m x 3.12m)

### Family Bathroom

8' 1" x 7' 10" (2.46m x 2.39m)

## Second Floor

### Bedroom Three

15' 2" x 14' 0" (4.62m x 4.27m)

## Outside

### Rear Garden

#### Detached Garden Room

15' 1" x 12' 1" (4.60m x 3.68m)



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## NEAREST STATIONS

East Grinstead Station - 2.6 miles

Three Bridges Station - 3.6 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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