

Guide Price

£575,000

Sandy Lane, Crawley Down



- Extended Semi Detached Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen
- Bathroom and En-suite
- Downstairs W.C.
- Garden
- Ample Driveway Parking

For further information contact Garnham H Bewley:

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



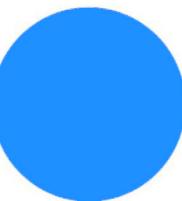
## Fairlight, Sandy Lane, Crawley Down, West Sussex RH10 4HX

Guide Price £575,000 to £595,000. Garnham H Bewley are pleased to present this charming and extended four-bedroom semi-detached family home built approximately in the 1930s, ideally situated in sought after road within the ever-popular village of Crawley Down, offering generous and versatile accommodation perfectly suited to modern family living.

The property welcomes you via a spacious entrance hall, featuring stairs rising to the first floor and convenient access to a downstairs W.C. The well-appointed kitchen opens into a separate dining room at the rear, creating a fantastic space for family meals and entertaining. To the front of the property, the lounge is bright and inviting, boasting a feature fireplace and an attractive bay window overlooking the front aspect. Completing the ground floor is a handy and versatile family room, ideal for use as a bedroom, home office or snug.

On the first floor, the landing leads to a generous main bedroom which enjoys views over the rear garden and benefits from an en-suite shower room and a large built-in wardrobe. There are three further well-proportioned bedrooms, all serviced by a family bathroom.

Externally, the rear garden is a lovely size, featuring a patio area ideal for outdoor dining, leading to a well-maintained lawn. To the rear of the garden is useful storage shed and also outbuilding of which has been insulated and complete with electric and adjoining storage room, providing excellent practical space. To the front, the property offers ample driveway parking for three/four cars along with side access to the rear garden. This delightful home combines character, space, and flexibility, all within a sought-after village location close to local amenities, schools, and countryside walks—making it an ideal choice for growing families.



Welcome  
Home

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Garnham  
H Bewley  
1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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 Hall

### Downstairs W.C.

#### Kitchen

11' 7" x 9' 0" (3.53m x 2.74m)

#### Lounge

23' 1" x 11' 5" (7.04m x 3.48m)

#### Dining Room

13' 8" x 11' 1" (4.17m x 3.38m)

#### Family Room

11' 1" x 8' 5" (3.38m x 2.57m)

## First Floor Landing

### Main Bedroom

11' 4" x 10' 7" (3.45m x 3.23m)

#### En-suite

6' 5" x 4' 10" (1.96m x 1.47m)

#### Wardrobe

#### Bedroom 2

13' 4" x 8' 9" (4.06m x 2.67m)

#### Bedroom 3

11' 4" x 8' 11" (3.45m x 2.72m)

#### Bedroom 4

8' 10" x 8' 6" (2.69m x 2.59m)

#### Bathroom

5' 11" x 5' 10" (1.80m x 1.78m)

## Outside Garden

## Driveway



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