

Guide Price

£425,000

£400,000

Garnham
H Bewley

Turners Hill Road, Crawley Down,



- Characterful Victorian Semi-Detached Family Home
- Cosy Lounge with Feature Open Fireplace
- Tastefully Fitted Kitchen with Integrated Appliances
- Downstairs Shower Room & Large En-suite Bathroom
- Driveway and Garage
- Beautifully Landscaped Rear Garden
- Far Reaching Countryside Views
- Ideally Situated for Access to both Crawley Down &

For further information contact Garnham H Bewley:

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



2 Gladstone Villas, Turners Hill Road, Crawley Down, West Sussex RH10 4NW

Garnham H Bewley are delighted to offer to the market this exquisite and characterful, two bedroom semi-detached Victorian family home. Located in a popular semi-rural location, this home offers stunning scenic views across the countryside. The house is situated between Turners Hill & Crawley Down villages which both offer a multitude of local amenities including some friendly country pubs, an array of local restaurants, outstanding local schools and a variety of local shops. The house is just a ten minute drive from both East Grinstead & Three Bridges mainline railway stations. The house has been tastefully modernised by the current owners, including adaptations to the upstairs floorplan to maximise space and practicality.

The downstairs accommodation consists of a bright and airy lounge to the front aspect, a large kitchen/diner in the centre of the house and an extended shower room to the rear. The lounge and dining room both feature open fireplaces and are both equally bright and airy. The kitchen has been beautifully fitted with a range of wall and base level units and comes complete with integrated fridge & freezer, wine chiller, dishwasher, gas hob (with extractor hood above), electric oven and sink with drainer. The downstairs shower room has been recently decorated and is fitted with a corner cubicle shower, low level WC and wash-hand basin.

The upstairs bedrooms are both large doubles, which easily accommodate King-Size beds as well as leaving space for wardrobes. Bedroom two now sits to the front of the property and has far-reaching, scenic countryside views. There is a cupboard which goes in and above the stairwell, which also gives access to the loft. The Master Bedroom is situated towards the rear of the property.

The current owners have changed the upstairs floorplan to include a large en-suite bathroom which has been tastefully fitted with a panel-enclosed bath with shower over, low-level WC, wash-hand basin and heated towel rail.

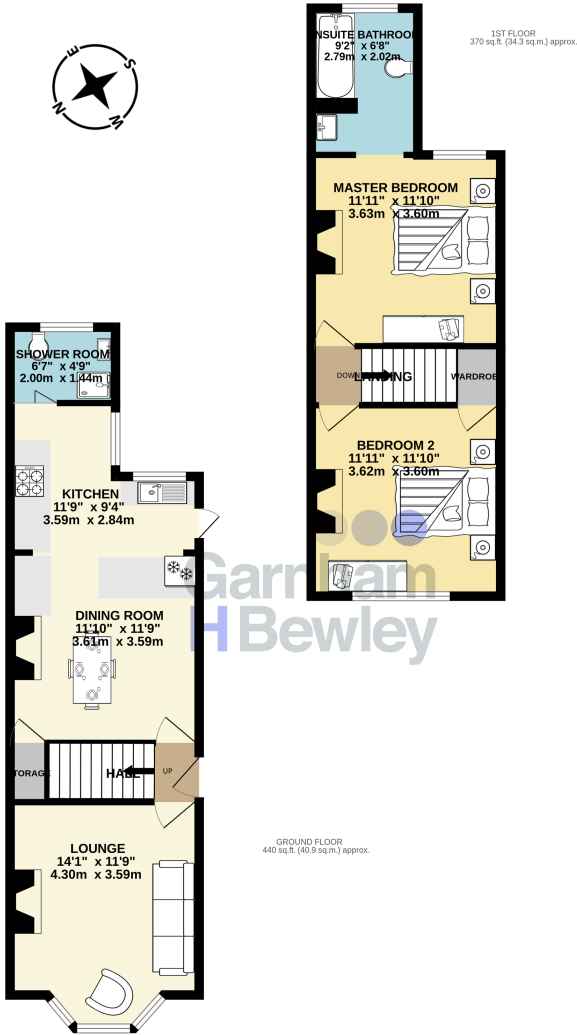
Outside the property boasts a private and secluded rear garden, full of vibrant and colourful mature shrubs and flowers. There is a large decked area at the rear which soaks up the sun from the southerly aspect. The rear garden has been fitted with all kinds of outdoor lighting, creating a zen chill-out space of an evening. The house benefits from driveway parking for two cars, which is accessed at the rear of the property via a shared drive with the right-hand side neighbour. There is also a garage which comes complete with light and power.



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Accommodation



2 GLADSTONE VILLAS - FLOORPLAN

TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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Ground Floor:

Lounge:

14' 1" x 11' 9" (4.29m x 3.58m)

Dining Room:

11' 10" x 11' 9" (3.61m x 3.58m)

Kitchen:

9' 4" x 11' 9" (2.84m x 3.58m)

Shower Room:

6' 7" x 4' 9" (2.01m x 1.45m)

First Floor:

Master Bedroom:

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

Ensuite Bathroom:

9' 2" x 6' 8" (2.79m x 2.03m)

Bedroom Two:

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



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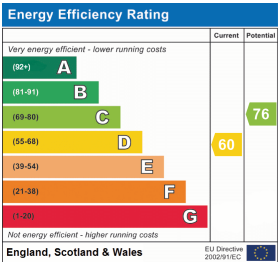


Nearest Stations:

- Three Bridges Station (3.2 miles)
- East Grinstead Station (3.2 miles)
- Crawley Station (4.3 miles)

Nearest Schools:

- Turners Hill CofE Primary School - Ofsted: Good (0.6 miles)
- Crawley Down Village CofE School - Ofsted: Good (1.0 miles)
- Copthorne Preparatory School - Independent School (1.9 miles)
- Worth School - Independent School (1.9 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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