

Guide Price
£450,000

£425,000

Garnham
H Bewley

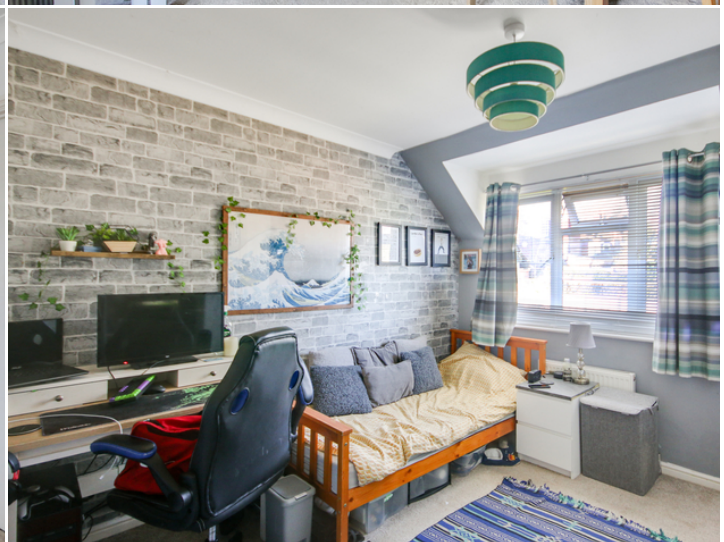
Brickyard Lane, Crawley Down,



- Mid Terrace Family Home
- Three Double Bedrooms
- Two Bathrooms & Downstairs W/C
- Spacious Kitchen / Breakfast Room
- Large Lounge / Diner
- Beautiful Condition Throughout
- Cul-De-Sac Location With Double Driveway
- Close To The Village Shops & School

For further information contact Garnham H Bewley:

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



2 Pitwick Cottages, Brickyard Lane, Crawley Down, West Sussex RH10 4HJ

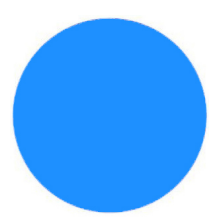
This well-presented three double bedroom mid-terrace family home is located in the highly sought-after village of Crawley Down, nestled in a quiet cul-de-sac just minutes from local shops and the primary school.

Offering a spacious and practical layout, this home provides the perfect blend of comfort, convenience, and modern living. Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs WC, perfect for guests and everyday family use. The spacious kitchen/breakfast room at the front of the property is ideal for family meals, offering plenty of room for a dining table and ample counter space for cooking and preparation.

The large lounge/diner to the rear of the property overlooks the garden, providing a bright and relaxing space to unwind or entertain. The open-plan design of this area ensures a seamless flow between living and dining, creating a perfect hub for family life.

Upstairs, the property features three generously sized double bedrooms, with the master benefitting from its own en-suite, providing a private and peaceful retreat. The family bathroom serves the remaining bedrooms and offers modern fittings and plenty of space. The property is in good condition throughout, having been well-maintained and updated to offer comfortable living for the modern family.

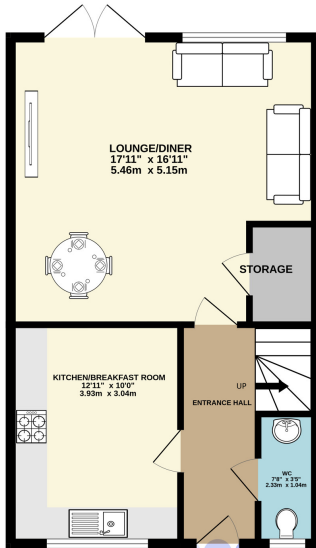
Externally, the rear garden provides a private outdoor space, ideal for children to play, relaxing in the sun, or hosting gatherings. The property's location in a peaceful cul-de-sac adds to the charm, offering a sense of tranquility while still being close to all the amenities that the village has to offer. This family home is perfect for those looking for a spacious and well-located property in Crawley Down. With its generous living areas, modern features, and proximity to local amenities, it is sure to appeal to families seeking a comfortable home in a welcoming community.



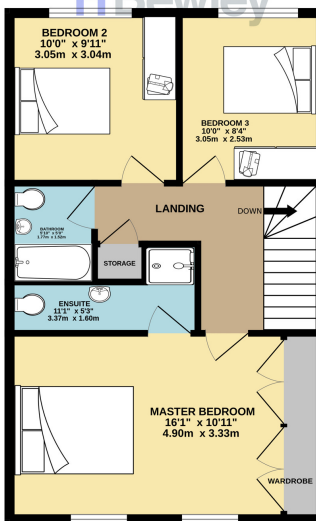
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Accommodation

GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



Ground Floor

Entrance Hallway

Kitchen / Breakfast Room

12' 11" x 10' 0" (3.94m x 3.05m)

Lounge / Dining Room

17' 11" x 16' 11" (5.46m x 5.16m)

Downstairs WC

7' 8" x 3' 5" (2.34m x 1.04m)

First Floor

Master Bedroom

16' 1" x 10' 11" (4.90m x 3.33m)

Ensuite

11' 1" x 5' 3" (3.38m x 1.60m)

Bedroom Two

10' 0" x 9' 11" (3.05m x 3.02m)

Bedroom Three

10' 0" x 8' 4" (3.05m x 2.54m)

Bathroom

5' 10" x 5' 0" (1.78m x 1.52m)

Outside

Rear Garden & Double Driveway

TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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 not 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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NEAREST STATIONS

East Grinstead Station - 2.7 miles

Three Bridges Station - 3.6 miles

Dormans Station - 4.1 miles

SCHOOLS

Crawley Down Village CofE School - 0.3 miles

Turners Hill CofE Primary School - 1.2 miles

Copthorne Preparatory School - 1.6 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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