

Guide Price

£475,000

Garnham
H Bewley

7 The Leas, Crawley Down,



- Four Bedroom Semi-Detached Home
- Two Bathrooms & Downstairs W/C
- Open Plan Kitchen / Diner
- Spacious Lounge
- Accommodation Over Three Floors
- Garage & Double Length Driveway
- Popular Village Location
- Excellently Presented Throughout

For further information contact Garnham H Bewley:

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

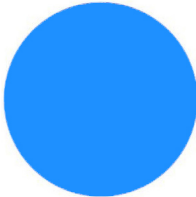


7 The Leas, Crawley Down, West Sussex RH10 4EP

Nestled in the heart of a highly sought-after village, this beautifully presented four-bedroom semi-detached home offers an exceptional opportunity for family living in a tranquil yet convenient location. Boasting a spacious, well-thought-out layout, the property is filled with natural light and seamlessly blends modern living with a classic, homely atmosphere. Upon entering, you're welcomed into a generous entrance hallway that sets the tone for the rest of the home. The spacious living room provides the perfect place to unwind and entertain, with ample room for family gatherings or quiet evenings. To the front, the stylish and functional kitchen/diner is a real highlight, featuring contemporary fixtures and fittings, and offering plenty of space for both casual dining and entertaining.

Upstairs, you'll find four well-sized bedrooms located over three floors, each offering a flexible space suitable for a variety of needs. The master suite on the top floor benefits from the added luxury of an en-suite bathroom, providing a private sanctuary for relaxation and convenience. The remaining three bedrooms are all generously sized, ideal for children's rooms, guest rooms, or even a home office setup. The family bathroom is equally well-presented, featuring modern fittings and a clean, contemporary finish.

Externally, the property offers a private rear garden, which provides a great outdoor space for children to play, as well as a peaceful retreat for adults to relax. The garden is laid to lawn with a paved patio area, perfect for outdoor dining and entertaining. To the rear, the property benefits from off-road parking with a double length driveway and access to a single garage, offering secure parking or additional storage, as well as potential for use as a small workshop or hobby space. Situated in a friendly and popular village, the home enjoys a peaceful setting while being within easy reach of local amenities, including shops, pubs, and well-regarded schools. Excellent transport links provide access to nearby towns, making it ideal for commuters seeking a village lifestyle with convenient connections. This is a home that perfectly balances space, comfort, and style, making it an ideal choice for growing families or those looking for a peaceful retreat with easy access to everything they need. Early viewing is highly recommended to fully appreciate all that this fantastic property has to offer.



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Accommodation

Ground Floor

Entrance Hall

Downstairs Cloakroom

5' 10" x 3' 0" (1.78m x 0.91m)

Kitchen/Diner

15' 0" x 8' 0" (4.57m x 2.44m)

Lounge

14' 0" x 10' 8" (4.27m x 3.25m)

First Floor

Bedroom 2

11' 11" x 8' 0" (3.63m x 2.44m)

Bedroom 3

10' 8" x 8' 0" (3.25m x 2.44m)

Bedroom 4

6' 3" x 5' 11" (1.91m x 1.80m)

Family Bathroom

7' 0" x 5' 11" (2.13m x 1.80m)

Master Bedroom

20' 3" x 14' 0" (6.17m x 4.27m)

En-suite

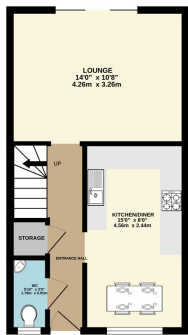
6' 11" x 6' 0" (2.11m x 1.83m)

Driveway

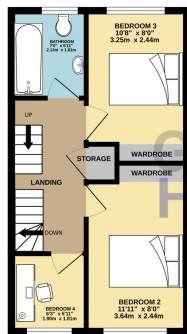
Garage

18' 0" x 9' 0" (5.49m x 2.74m)

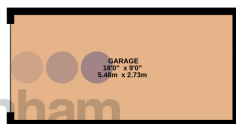
GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



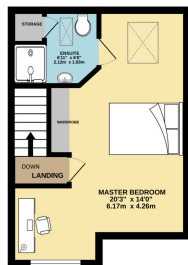
1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



OUTSIDE
161 sq.ft. (15.0 sq.m.) approx.



2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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Nearest stations:

East Grinstead (2.7 miles)

Three Bridges (3.6 miles)

Dormans (4.1 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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