

Price:
£225,000

4 Linnett Close Turners Hill Park, Turners Hill, Crawley



- Stunning Two Bedroom Park Home
- Award Winning Turners Hill Park
- For The Over 50's Only
- Bright & Spacious Lounge
- Fully Fitted Kitchen with Separate Utility Room
- Private Rear Garden with Countryside Views
- Two Separate Driveways
- On Site Shop and Social Club for Residents

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



4 Linnett Close Turners Hill Park, Turners Hill, Crawley, West Sussex RH10 4ET

Garnham H Bewley are delighted to offer for sale this spacious and excellently positioned two-bedroom park home. The property is set within the wooded grounds of the award-winning Berkeley's Turners Hill Park and is age-restricted to the over 50's. Turners Hill Park is set just outside the village centre and offers great access to the village store and some friendly local pubs. On-site at the park, residents have access to a local convenience store, a social club and the park office. There is plenty of visitor parking, and there are bus routes towards East Grinstead, Crawley & Tunbridge Wells.

Inside there is a bright and spacious lounge to the front of the property, adjoined by a dining room with French doors out to the left hand side. The Kitchen is fitted with a range of eye and base-level units, oven and electric hob, sink with drainer and integrated refrigerator and freezer. The washing machine and tumble drier are conveniently located in the utility room. The utility room opens into a relatively newly fitted storm porch on the right of the park home.

The property has two double bedrooms. Bedroom one is accompanied by an en-suite bathroom, and bedroom two has access to the family shower room. The En-suite is fitted with a panel-enclosed bathtub with overhead shower, low-level WC and wash hand-basin. The main shower room has a walk-in shower cubicle, low level WC and wash hand-basin.

The second bedroom doubles up a study/office and opens into the conservatory through a sliding door.

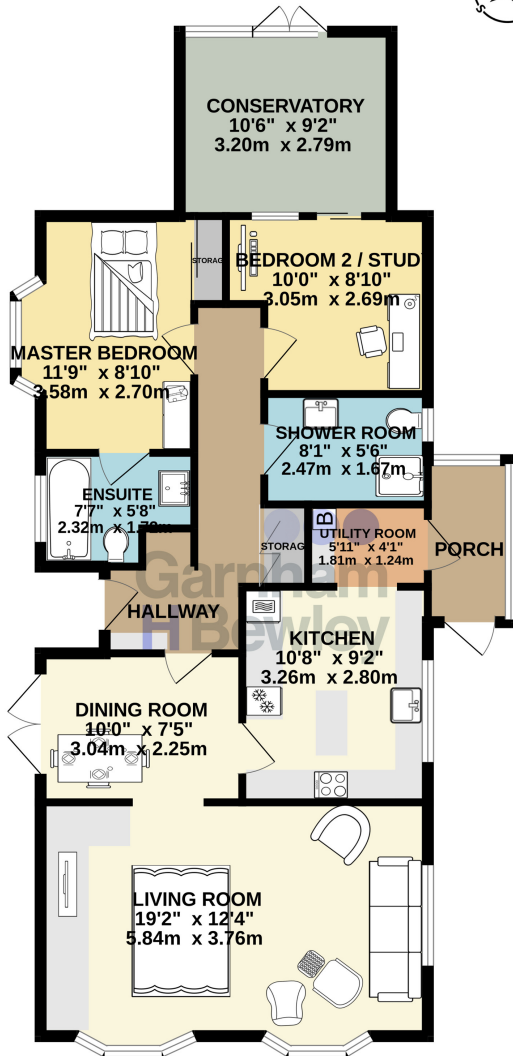
The rear garden is completely private and overlooks a vast countryside landscape. Deer, sheep and donkeys among other friendly wildlife are commonly sighted through the wooded backdrop. Although only one car per home is permitted, this property uniquely benefits from two separate driveway spaces, allowing for friends and family to park easily when visiting.



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Accommodation

GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



4 Linnett Close - Ground Floor Accommodation:

Kitchen

10' 8" x 9' 2" (3.25m x 2.79m)

Living Room

19' 2" x 12' 4" (5.84m x 3.76m)

Dining Room

10' 0" x 7' 5" (3.05m x 2.26m)

Utility Room

5' 11" x 4' 1" (1.80m x 1.24m)

Master Bedroom

11' 9" x 8' 10" (3.58m x 2.69m)

En-Suite

7' 7" x 5' 8" (2.31m x 1.73m)

Bedroom Two / Study

10' 0" x 8' 10" (3.05m x 2.69m)

Shower Room

8' 1" x 5' 6" (2.46m x 1.68m)

Conservatory

10' 6" x 9' 2" (3.20m x 2.79m)

Porch

4' 1" x 8' 0" (1.24m x 2.44m)

4 LINNETT CLOSE - FLOORPLAN

TOTAL FLOOR AREA: 907 sq.ft. (84.2 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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Nearby Railway Stations:

East Grinstead Station: 2.5 miles

Three Bridges Station: 4.0 miles

Dormans Station: 4.2 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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