

Guide Price
£525,000

£500,000

Garnham
H Bewley

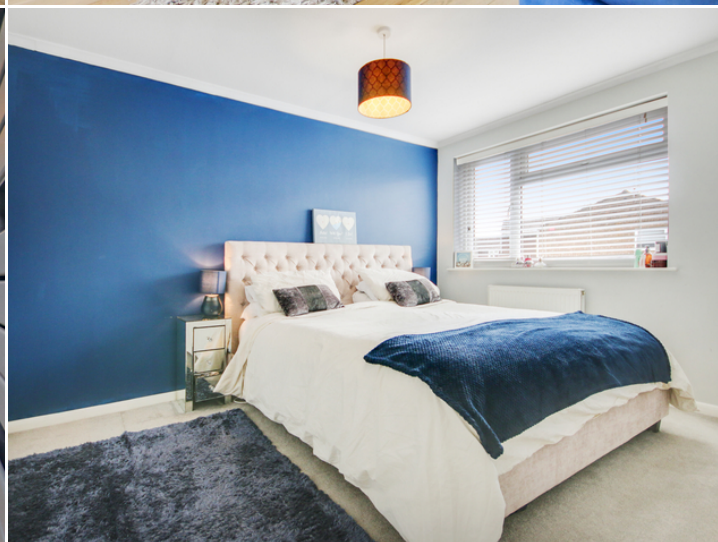
6 Burleigh Way, Crawley Down



- Stunning Family Home
- Three Bedrooms
- Beautifully Extended
- Open Plan Kitchen
- Spacious Lounge
- Large Family Room
- Stunning Bathrooms
- Ample Driveway Parking

For further information contact Garnham H Bewley:

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



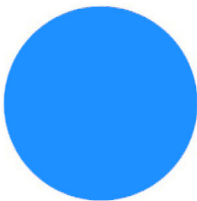
6 Burleigh Way, Crawley Down, West Sussex RH10 4LX

Garnham H Bewley are delighted to present to the market this beautifully extended and immaculately presented three-bedroom semi-detached family home, ideally situated in the highly sought-after village of Crawley Down. Offering spacious accommodation, modern design features, and a stunning landscaped garden, this home is perfect for families seeking both comfort and style.

Upon entering the property, you are greeted by a welcoming entrance hall that flows seamlessly into a bright and generously proportioned lounge. This inviting space is bathed in natural light from the large front-facing window and includes under-stair storage for added practicality. At the heart of the home lies a spectacular open-plan kitchen/breakfast area, fitted to an exceptional standard. It boasts a comprehensive range of contemporary base and wall units, extensive Quartz work surfaces, a traditional butler sink with mixer and spray tap, and a suite of integrated appliances including oven, microwave, induction hob with extractor, and dishwasher. There is also space for an American-style fridge/freezer, making this kitchen ideal for modern family living and entertaining. Flowing effortlessly from the kitchen is a stunning family room, full of light thanks to a roof lantern and large bi-folding doors that open directly onto the garden patio. This bright and versatile space is enhanced by engineered wood flooring, creating a stylish yet practical area for relaxing or socialising. Also located on the ground floor is a beautifully appointed wet room, complete with shower, low-level WC, and wash hand basin.

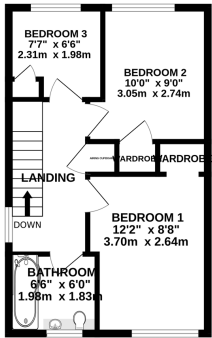
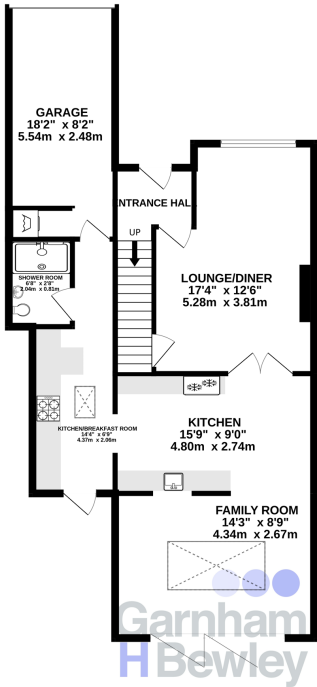
Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom, positioned to the rear, enjoys serene views over the garden. Bedroom two is a generous double at the front, while bedroom three also enjoys a front aspect and includes clever built-in storage above the stairs. The family bathroom is a true showpiece, elegantly finished in a modern white suite with a P-shaped bath, curved glass shower screen, vanity unit with storage, and stylish tiling throughout.

Externally, the home offers a brick-paved driveway with parking for three vehicles and a garage featuring an electric roller door, power, lighting, and a utility area for laundry appliances. The rear garden is a standout feature — beautifully landscaped and thoughtfully designed to provide an exceptional outdoor living space. It includes a large patio directly accessible from the family room, a level lawn, and a further seating area at the garden's end, all complemented by garden lighting and an outdoor tap.



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Accommodation



Ground Floor Entrance Hall

Lounge

17' 4" x 12' 6" (5.28m x 3.81m)

Kitchen Area

15' 9" x 9' 0" (4.80m x 2.74m)

Breakfast Area

14' 4" x 6' 9" (4.37m x 2.06m)

Family Room

14' 4" x 11' 9" (4.37m x 3.58m)

Downstairs Shower Room

First Floor Landing

Main Bedroom

12' 2" x 8' 8" (3.71m x 2.64m)

Bedroom 2

10' 0" x 9' 0" (3.05m x 2.74m)

Bedroom 3

7' 7" x 6' 6" (2.31m x 1.98m)

Family Bathroom

Outside Garden

Garage

18' 2" x 8' 2" (5.54m x 2.49m)

Driveway

TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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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Transport Information

Nearest Railway Stations:

Train Station East Grinstead (2.4 miles)

Train Station Dormans (3.7 miles)

Train Station Three Bridges (3.9 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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