

Guide Price  
£550,000

£525,000

3 The Coppice, Crawley Down,



- Fabulous Three / Four Bedroom Home
- Kitchen / Breakfast Room
- Lounge / Dining Room
- Conservatory
- Downstairs Cloakroom
- Two Shower Rooms
- Driveway
- Front and Rear Gardens

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



### 3 The Coppice, Crawley Down, West Sussex RH10 4XB

Situated in a quiet cul-de-sac location in Crawley Down village, this well-presented three / four bedroom family home offers flexible living space, a private rear garden, and convenient off-street parking. The property is approached via a driveway providing parking for one car, with side gate access leading to the rear garden.

Inside, the ground floor offers a welcoming layout with a spacious lounge/diner, ideal for both everyday living and entertaining. The kitchen / breakfast room is well proportioned and benefits from direct access to the rear of the property and is fitted in a comprehensive range of wall and base level units with built in appliances. The conservatory to the rear provides an additional reception space overlooking the garden and enjoys plenty of natural light. Downstairs has the fourth bedroom with a delightful shower room creating versatile accommodation. There is also a separate W.C, on the ground floor.

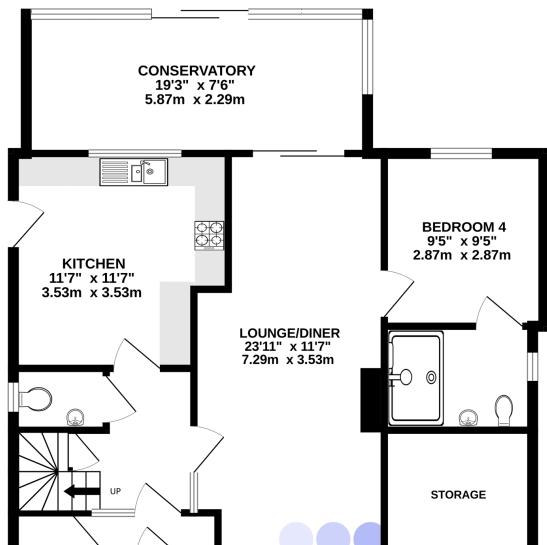
Upstairs, the first floor comprises three bedrooms, including a generous master bedroom and two further well-sized rooms, all served by a well appointed shower room.

Externally, the rear garden is level and thoughtfully arranged with an area of lawn and a patio, creating an excellent space for outdoor dining and relaxation. The garden enjoys a high degree of privacy, making it ideal for families or those who enjoy entertaining outdoors. The property is well placed for village amenities, local schools, and countryside walks, while still offering good access to nearby towns and transport links.

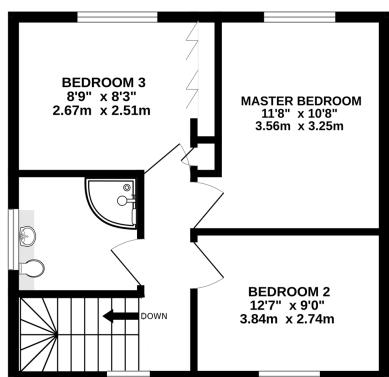


Welcome  
Home

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1ST FLOOR



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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Entrance Porch

Entrance Hall

Downstairs Cloakroom

Kitchen / Breakfast Room  
11' 7" x 11' 7" (3.53m x 3.53m)

Lounge / Dining Room  
23' 11" x 11' 5" (7.29m x 3.48m) narrowing to 9'6"

Conservatory  
19' 3" x 7' 6" (5.87m x 2.29m)

Bedroom Four  
9' 5" x 9' 5" (2.87m x 2.87m)

En-suite

First Floor

Landing

Master Bedroom  
11' 8" x 10' 8" (3.56m x 3.25m)

Bedroom 2  
12' 7" x 9' 0" (3.84m x 2.74m)

Bedroom 3  
8' 9" x 8' 3" (2.67m x 2.51m)

Shower Room

Converted Garage Storage



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## NEAREST RAILWAY STATIONS

East Grinstead Station

2.5 miles

Three Bridges Station

3.7 miles

Dormans Station

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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