

Guide Price
£535,000

£525,000

Garnham
H Bewley

18 Old Station Close, Crawley Down,



- Three Bedroom Family Home
- Spacious Lounge
- Open Plan Kitchen / Diner
- Modern Bathroom and Separate Shower
- Private Rear Garden
- Driveway Parking
- Utility / Office space and W.C.
- Garage

For further information contact Garnham H Bewley:

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



18 Old Station Close, Crawley Down, West Sussex RH10 4TX

Situated in a quiet cul-de-sac within the desirable village of Crawley Down, this beautifully extended and much-improved three-bedroom semi-detached family home offers both privacy and convenience. Located in Old Station Close, the property is just a short stroll from local shops, village amenities, and the charming village green. Backing onto peaceful allotments, the home benefits from a pleasant open outlook and a greater sense of seclusion.

Accommodation presented in excellent decorative order throughout, the ground floor welcomes you with an entrance hall featuring elegant wood flooring that flows seamlessly through the main living areas. The spacious lounge is bathed in natural light from a generous front-facing window and opens directly into the stunning kitchen/diner — the true heart of the home. The kitchen/diner boasts a stylish and functional layout with ample space for family dining. It features contemporary units, a double butler sink, and space for a range-style cooker. Full-height doors provide access to the rear garden and offer picturesque views over the garden and allotments beyond. A large utility room / office space sits adjacent, providing additional storage and practicality, along with a modern downstairs cloakroom.

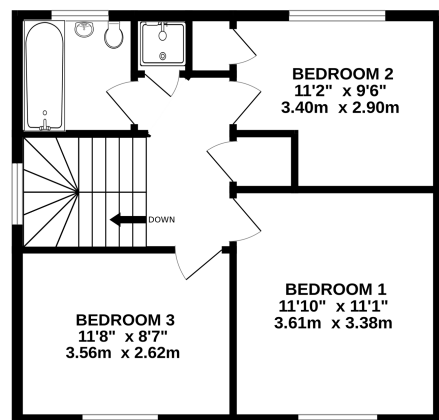
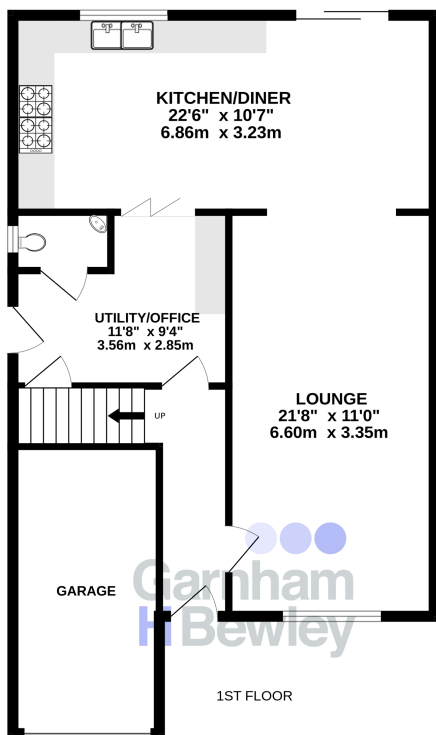
Upstairs, the property offers three well-proportioned double bedrooms, all tastefully decorated. They are served by a modern fitted family bathroom complete with a separate shower cubicle, ideal for busy family life.

Outside, the attractive rear garden is perfect for entertaining and family relaxation, with a mix of paved patio, timber-decked seating area, child friendly play area and lawn. A useful timber shed provides storage, and side access leads to the front of the property, where a brick-paved driveway offers off-road parking and leads to a single garage. This is a fantastic opportunity to acquire a thoughtfully enhanced family home in a peaceful yet accessible village setting on the edge of the Worth Way.



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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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Accommodation

Entrance Hall

Downstairs Cloakroom

Lounge

21' 8" x 11' 0" (6.60m x 3.35m)

Kitchen / Dining Room

22' 6" x 10' 7" (6.86m x 3.23m)

Utility Room / Office Space

11' 8" x 9' 4" (3.56m x 2.84m)

First Floor

Master Bedroom

11' 10" x 11' 1" (3.61m x 3.38m)

Bedroom 2

11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom 3

8' 7" x 11' 8" (2.62m x 3.56m)

Family Bathroom

Separate W.C

Driveway

Garage

Rear Garden



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NEAREST RAILWAY STATIONS

East Grinstead Station

2.3 miles

Dormans Station

3.7 miles

Three Bridges Station

4.0 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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