

£699,950

18 The Martins, Crawley Down



- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Large Rear Garden
- Integral Garage
- Driveway Parking
- Popular Village Location

For further information contact Garnham H Bewley:

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



## 18 The Martins, Crawley Down, West Sussex RH10 4XU

Garnham H Bewley are delighted to present to the market is four bedroom, detached family home. Located within the ever popular village of Crawley Down this property boasts a fantastic size garden, four bedrooms, two bathrooms, two reception rooms, modern kitchen, garage, driveway parking and is positioned on a generous sized plot.

The ground floor comprises a welcoming porch leading through to the main entrance hallway. Off the hallway there is access to all downstairs rooms, separate WC and stairs leading to the first floor. The main lounge / living area is a generous size and benefits from a feature fireplace, access to the rear garden and an opening through to the separate dining room. The dining room which is a great size also benefits from a view over the rear garden. The separate modern kitchen is located towards the front of the property and is fitted with a range of wall and base level units creating ample storage and workspace. The kitchen offers space for a selection of freestanding appliances and access out of the side of the property. On the ground floor there is also access to the integral garage.

The first floor comprises four bedrooms and two bathrooms. The master bedroom which enjoys a view over the rear garden is fitted with a selection of built-in wardrobes and benefits from a separate ensuite shower room. The ensuite shower room is fitted with a corner shower, Low-level WC, wash hand basin, heated towel rail and privacy style window towards the front aspect. Bedroom two, another great size double room has a view over the rear garden. Bedroom three which could be used as a small double room also has a view over the rear garden and benefits from built-in storage. Bedroom four, located towards the front of the property is an ideal single/office area. Bedrooms two, three and four are complimented by the modern bathroom which is fitted with a P-shape style bath with shower and shower screen, low-level WC, wash handbasin, heated towel and privacy style window towards the front aspect.

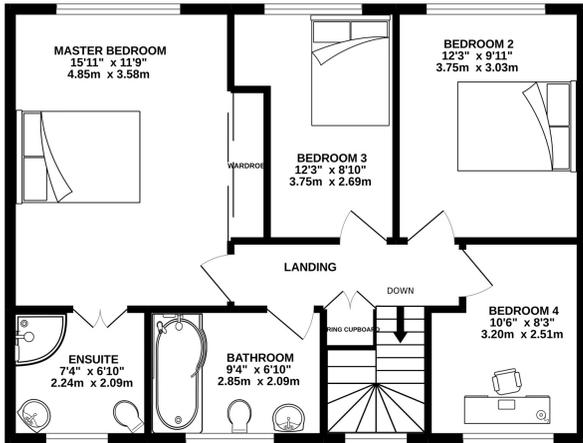
Outside the property enjoys a large rear garden measuring around 150ft in length. The garden enjoys a selection of seating areas, mature trees and shrubs, views over neighbouring fields and access through to the front. Towards the front of the property there a driveway parking for a number of cars and the property itself is positioned on a cul-de-sac of only 6 houses. This four bedroom home is located just a few minutes walk from the village shops, local schools and Crawley Down as a village offers excellent connections to East Grinstead, Gatwick Airport and the M23.



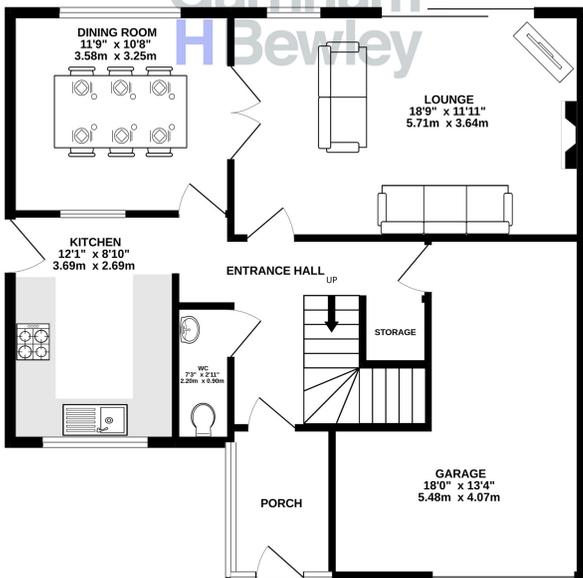
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1ST FLOOR  
855 sq.ft. (79.4 sq.m.) approx.



GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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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# Accommodation

## Ground Floor

### Porch

### Entrance Hallway

### Spacious Lounge

18' 9" x 11' 11" (5.71m x 3.63m)

### Dining Room

11' 9" x 10' 8" (3.58m x 3.25m)

### Separate Kitchen

12' 1" x 8' 10" (3.68m x 2.69m)

### Integral Garage

18' 0" x 13' 4" (5.49m x 4.06m)

### Downstairs WC

7' 3" x 2' 11" (2.21m x 0.89m)

## First Floor

### Master Bedroom

15' 11" x 11' 9" (4.85m x 3.58m)

### Ensuite

7' 4" x 6' 10" (2.24m x 2.08m)

### Bedroom Two

12' 3" x 9' 11" (3.73m x 3.02m)

### Bedroom Three

12' 3" x 8' 10" (3.73m x 2.69m)

### Bedroom Four

10' 6" x 8' 3" (3.20m x 2.51m)

### Bathroom

9' 4" x 6' 10" (2.84m x 2.08m)

### Outside

### Front & Rear Garden

### Driveway Parking



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## East Grinstead 01342 410227

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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