

£340,000

Garnham
H Bewley

16 Bricklands, Crawley Down, Crawley



- Terraced Family Home
- Three Bedrooms
- Newly Fitted Bathroom
- Private Rear Garden
- Gas Central Heating
- Resident Parking
- Close Proximity to Local Shops
- Highly Sought-After Village Location

For further information contact Garnham H Bewley:

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



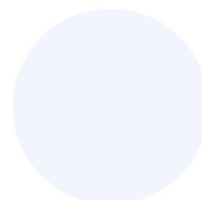
16 Bricklands, Crawley Down, Crawley, West Sussex RH10 4LA

Garnham H Bewley are delighted to offer for sale this three bedroom family home, nestled in the ever-popular Crawley Down Village. Crawley Down offers great access to both East Grinstead and Three Bridges mainline Railway Stations and is just a 20 minute drive to London Gatwick Airport. The village offers a selection of amenities including a local shop, butchers, social club, doctor surgery and some excellent restaurants. There is also a Primary School in the village. There are great country pubs in the local vicinity and the local "Worth Way" is perfect for dog-walking and cycling.

The ground floor accommodation consists of a bright and airy lounge to the front of the property and large kitchen / breakfast room spanning the entire width of the house to the rear of the property. The kitchen is fitted with a range of base & eye-level units, 1 1/2 sink with drainer, electric cooker with extractor hood above, there is also space for a washing machine and dishwasher along with space for a full height fridge/freezer. The kitchen also offers plenty of space for a four seater dining table with chairs. The downstairs hallway has two large storage cupboards, and leaves space for a small alcove under the stairs, which is currently used as a small office set-up.

Upstairs, there are two large double bedrooms overlooking the front and back garden respectively, there is a third bedroom large enough for a single bed, but is possibly better utilised as a study. The family bathroom is in immaculate condition and has recently been upgraded by the current owner. The bathroom is fitted with a panel-enclosed bathtub with shower above, low-level W/C and wash-hand basin, which has storage built in below, there is also a heated towel rail and a window overlooking the rear garden.

Outside, the rear garden is mainly patioed, with a small area laid to lawn. There is a brick-built outhouse attached to the rear of the property which is used for garden storage. There is gate access through the rear garden to a car-parking area for residents. There is an abundance of parking available. The property also has a small front garden with path leading to the front door.

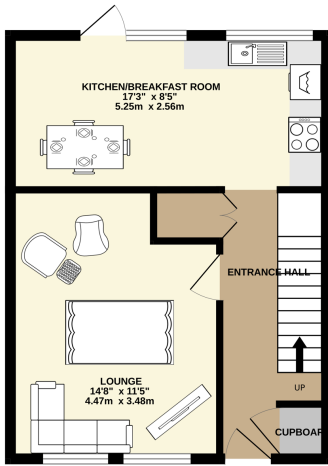


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Accommodation

GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



Ground Floor:

Lounge

14' 8" x 11' 5" (4.47m x 3.48m)

Kitchen / Breakfast Room

17' 4" x 8' 5" (5.28m x 2.57m)

First Floor

Master Bedroom

13' 8" x 10' 9" (4.17m x 3.28m)

Bedroom Two

10' 9" x 9' 5" (3.28m x 2.87m)

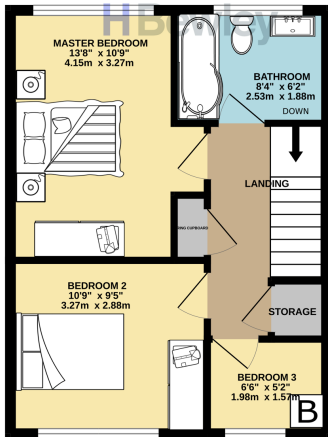
Bedroom Three

6' 6" x 5' 2" (1.98m x 1.57m)

Bathroom

8' 4" x 6' 2" (2.54m x 1.88m)

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



16 BRICKLANDS - FLOORPLAN

TOTAL FLOOR AREA : 795 sq.ft. (73.8 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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NEAREST STATIONS:

East Grinstead Station: 2.6 miles

Three Bridges Station: 3.6 miles

Dormans Station: 4.0 miles

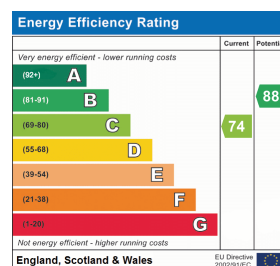
NEAREST SCHOOLS

Crawley Down Village CofE - Ofsted: Good (0.3 miles)

Turners Hill CofE Primary School - Ofsted: Good (1.3 miles)

Copthorne Preparatory School - Independent School (1.6 miles)

Felbridge Primary School - Ofsted: Good (1.9 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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