

Price:  
£135,000

16 Woodpecker Way Turners Hill Park, Turners Hill, Crawley



- Detached Two Bedroom Park Home
- Award Winning Turners Hill Park
- For The Over 50's Only
- Bright & Spacious Lounge
- Fitted Kitchen
- Front & Rear Gardens
- Driveway for One Car
- On-Site Shop and Social Club for

For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 16 Woodpecker Way Turners Hill Park, Turners Hill, Crawley, West Sussex RH10

Garnham H Bewley are delighted to offer for sale this spacious and excellently positioned two-bedroom park home. The property is set within the wooded grounds of the award-winning Berkeley's Turners Hill Park and is age-restricted to the over 50's. Turners Hill Park is set just outside the village centre and offers great access to the village store and some friendly local pubs. On-site at the park, residents have access to a local convenience store, a social club and the park office. There is plenty of visitor parking, and there are bus routes towards East Grinstead, Crawley & Tunbridge Wells.

The property is entered via a glass storm porch at the front of the property which opens to the front door. The entrance hall leads to all rooms, with bedrooms and bathroom to the left and living space to the right.

The lounge is bright and airy with windows throughout, it opens into a dining area which comfortably hosts a four seater dining table.

The Kitchen is fitted with a range of eye and base level units, and large areas of worksurface, there is a sink with drainer, freestanding cooker and plenty of space for white goods such as fridge, freezer, washing machine and dishwasher. There is an airing cupboard situated in the kitchen, along with the oil-fuelled boiler. The kitchen is situated at the rear of the property and has a view out over the rear garden, there is also a back door in the kitchen providing access to the garden.

Bedroom one is a good size and has built in wardrobes along two walls and a window to the front aspect. Bedroom two can easily fit a single bedroom, but can be versatile in its use, and would make an excellent study.

The bathroom is fitted with a wash-hand basin and full length panel-enclosed bath tub with a shower above. The W/C is separate, but sits adjoined to the bathroom. There are windows in the bathroom and W/C to the rear of the property.

Outside, the property benefits from a front & back gardens which are mainly laid to lawn. The rear garden comes complete with garden shed and offers a great deal of privacy. There is a driveway for one vehicle at the front right of the property.

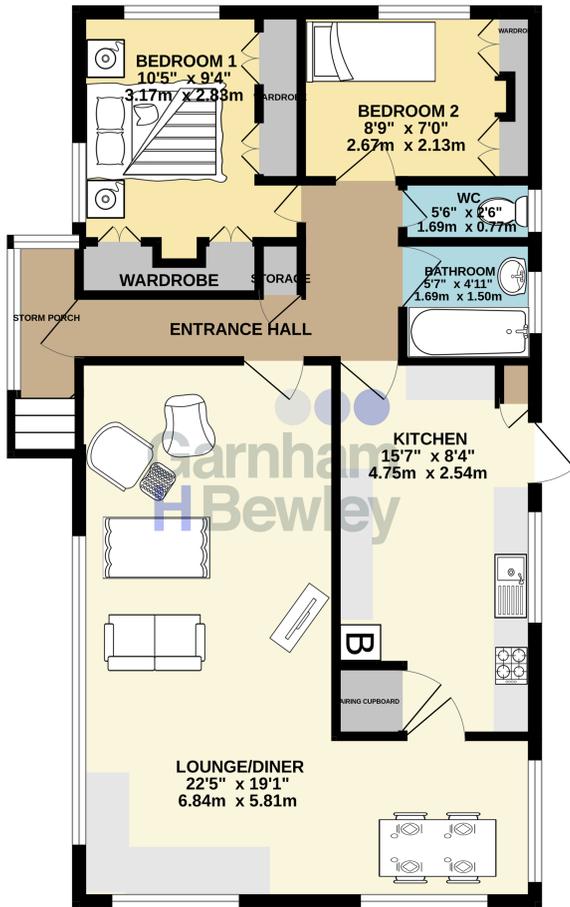


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# Accommodation

GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.



16 WOODPECKER WAY - FLOORPLAN

TOTAL FLOOR AREA - 727 sq.ft. (67.5 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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## Detached Park Home Lounge / Diner

22' 5" x 19' 1" (6.83m x 5.82m)

## Kitchen

15' 7" x 8' 4" (4.75m x 2.54m)

## Bedroom One

10' 5" x 9' 4" (3.17m x 2.84m)

## Bedroom Two

8' 9" x 7' 0" (2.67m x 2.13m)

## Bathroom

5' 7" x 4' 11" (1.70m x 1.50m)

## WC

5' 7" x 2' 6" (1.70m x 0.76m)



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Nearby Railway Stations:

East Grinstead Station: 2.5 miles

Three Bridges Station: 4.0 miles

Dormans Station: 4.2 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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