

Guide Price

£600,000

Garnham  
H Bewley

13 Wychwood Place West Sussex, Crawley Down



- Detached Family Home
- Three Double Bedrooms
- Uninterrupted ancient woodland views
- Kitchen/Dining Room
- Remainder of NHBC warranty
- South west facing garden
- Chain free
- Garage and driveway

For further information contact Garnham H Bewley:

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## 13 Wychwood Place West Sussex, Crawley Down RH10 4HN

Guide Price £600,000 to £620,000. Garnham H Bewley are pleased to present to the market this stunning three bedroomed detached family home that has been tastefully designed to present a spacious and stylish living space. The accommodation boasts a lounge with two bay windows, kitchen/dining room with French doors onto the garden, downstairs W.C., en-suite to the master bedroom, family bathroom and garage. The property is situated within a recently built cul-de-sac and has been built to the high standards that you would expect from Cala Homes. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of the front door into an entrance hall providing access to a storage cupboard, downstairs W.C. and stairs leading to the first floor. The kitchen/dining room has been fitted with a range of wall and base level units with areas of work surfaces, Siemens integrated oven, Siemens combination microwave, gas hob with extractor hood above, Siemens fridge/freezer, Siemens dishwasher, Siemens washer/drier, window to the rear aspect and French doors leading to the garden. The lounge offers bay windows to the front and side aspects, with views towards the ancient woodland border.

The first floor consists of landing with access to the airing cupboard. The master bedroom benefits from a fitted wardrobe and access to the en-suite, which has been fitted with a shower cubicle, wash hand basin, low level W.C. and heated towel rail. The second bedroom offers a fitted wardrobe and double aspect windows, whilst bedroom three overlooks the rear garden and also comes complete with a fitted wardrobe. The large family bathroom w has been fitted with a panel enclosed bath with mixer taps and shower attachment, shower cubicle, wash hand basin, low level W.C., heated towel rail and window.

Outside the south west facing rear garden is fence enclosed with patio leading to a lawned garden and rear access to the garage. To the front of the property there is driveway parking for 2 cars, plus an integral garage.



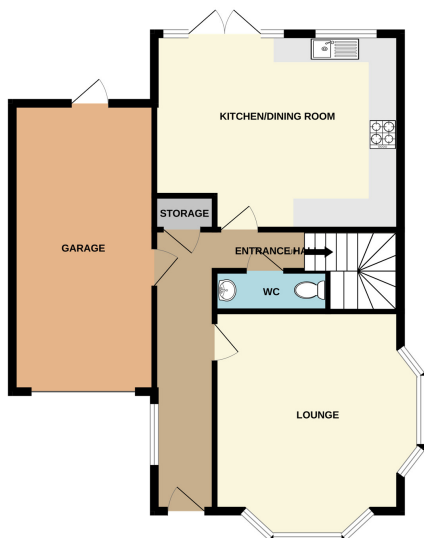
Welcome  
Home



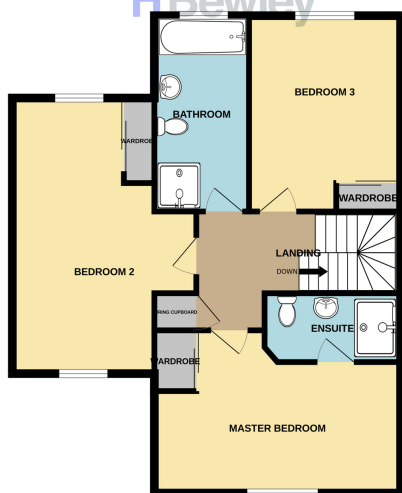
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GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.4 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**  
**Entrance Hall**

**Downstairs W.C.**

**Kitchen/Dining Room**  
16' 10" x 13' 5" (5.13m x 4.09m)

**Lounge**  
15' 5" x 14' 6" (4.70m x 4.42m)

**First Floor**  
**Landing**

**Master Bedroom**  
16' 10" x 12' 2" (5.13m x 3.71m)

**En-suite**

**Bedroom 2**  
19' 9" x 13' 6" (6.02m x 4.11m)

**Bedroom 3**  
13' 7" x 10' 1" (4.14m x 3.07m)

**Family Bathroom**

**Outside**  
**Garden**

**Garage**  
19' 11" x 9' 7" (6.07m x 2.92m)

**Driveway**



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**East Grinstead**  
**01342 410227**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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