

£215,000

1 Kingfisher Lane Turners Hill Park, Turners Hill, Crawley



- Stunning Two Bedroom Park Home
- Award Winning Turners Hill Park
- For The Over 50's Only
- Bright & Spacious Lounge
- Beautifully Fitted Kitchen
- Wrap Around Garden
- 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



1 Kingfisher Lane 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 front door of the property opens into a hallway providing access to all rooms. On the left is the dining room, which opens into a 19'0ft by 12'0ft Lounge, there are windows all the way around which allow for an abundance of sunshine to sweep through the property. The lounge is fitted with an electric fireplace. The dining room itself can seat up to 6-8 people.

The kitchen is in excellent condition and offers access to the back garden. It is fitted with a gas hob, electric oven, breakfast bar, extractor hood, sink (with drainer) and newly fitted Worcester Bosch gas boiler. There is plenty of space for a fridge/freezer, washing machine and even a separate tumble dryer. There is also a small airing cupboard located in the kitchen with a fitted radiator inside.

Both bedrooms are excellent sizes and easily fit a double bed each, they both benefit from built-in wardrobes and windows to the either side of the property.

The bathroom is tastefully fitted with a low-level w/c, wash-hand basin and full length bath tub. There is a window in the bathroom to the front aspect.

Outside, the property benefits from a wrap-around garden, complete with garden shed and there is also a driveway for one vehicle.

Welcome
Home

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Accommodation

ACCOMODATION:

Lounge

19' 1" x 12' 1" (5.82m x 3.68m)

Dining Room

8' 1" x 7' 1" (2.46m x 2.16m)

Kitchen

14' 0" x 10' 1" (4.27m x 3.07m)

Master Bedroom

11' 1" x 10' 1" (3.38m x 3.07m)

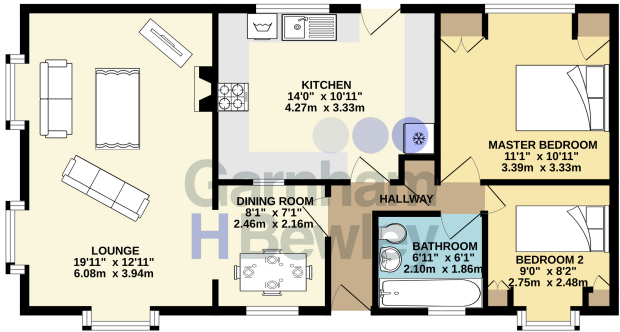
Bedroom Two

9' 0" x 8' 2" (2.74m x 2.49m)

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1 KINGFISHER LANE - FLOORPLAN
TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling, stairs 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 a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is made regarding its efficiency or its green.
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Nearby Railway Stations:

East Grinstead Station: 2.5 miles

Three Bridges Station: 4.0 miles

Dormans Station: 4.2 miles

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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