

Guide Price:

£550,000

£525,000

Garnham  
H Bewley

2 Gage Close, Crawley Down, Crawley



- Detached Four Bedroom Home
- Fitted Kitchen
- Family Bathroom & Downstairs Cloakroom
- Driveway & Double Garage
- Large Corner Plot Garden
- In Need of Modernisation
- Popular Village Location
- No Onward Chain

For further information contact Garnham H Bewley:

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





## 2 Gage Close, Crawley Down, Crawley, West Sussex RH10 4XT

Guide Price: £525,000 - £550,000. Garnham H Bewley are delighted to offer for sale this extended four bedroom, detached 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 boasts 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 some fantastic country pubs in the local vicinity and the local "Worth Way" is perfect for dog-walking and cycling.

The downstairs accommodation consists of a fitted kitchen to the front, lounge at the rear with sliding patio doors opening out to the garden, dining room, downstairs cloakroom, utility room and a large integral double garage.

Upstairs enjoys four large bedrooms, (three doubles and a single) and is complimented by a fitted family bathroom, with panel-enclosed bath with shower above, wash-hand basin and low-level WC. There is bright and airy landing with an airing cupboard and access to the loft.

The property sits on a large corner plot, and benefits from a stunning, private rear garden which has been mainly laid to lawn, and is home to a variety of mature shrubs and vibrant, colourful flowers. There is driveway parking for at least four cars to the front of the property, and access into the large double garage.

This property is in need of modernisation throughout and presents an excellent opportunity to put your own stamp on it! It comes to the market with no onward chain.

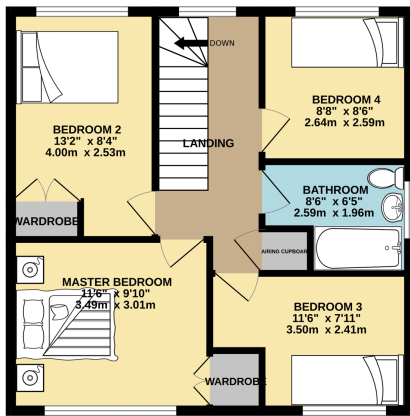


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# Accommodation

1ST FLOOR  
528 sq.ft. (49.0 sq.m.) approx.



## Ground Floor:

### Kitchen

11' 2" x 8' 7" (3.40m x 2.62m)

### Lounge

14' 3" x 11' 2" (4.34m x 3.40m)

### Dining Room

11' 0" x 8' 4" (3.35m x 2.54m)

### WC

4' 8" x 2' 6" (1.42m x 0.76m)

### Utility Room

15' 3" x 9' 2" (4.65m x 2.79m)

### Double Garage

17' 7" x 17' 6" (5.36m x 5.33m)

## First Floor:

### Master Bedroom

11' 6" x 9' 10" (3.51m x 3.00m)

### Bedroom Two

13' 2" x 8' 4" (4.01m x 2.54m)

### Bedroom Three

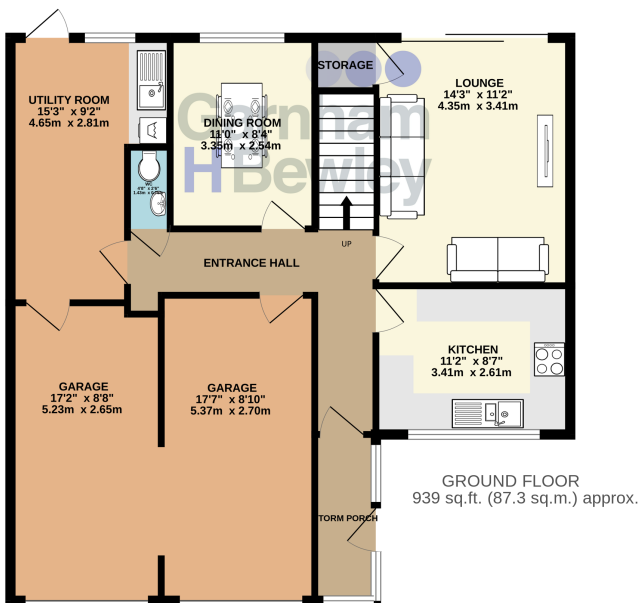
11' 6" x 7' 11" (3.51m x 2.41m)

### Bedroom Four

8' 8" x 8' 6" (2.64m x 2.59m)

### Bathroom

8' 6" x 6' 5" (2.59m x 1.96m)



GROUND FLOOR  
939 sq.ft. (87.3 sq.m.) approx.

2 GAGE CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 1467 sq.ft. (136.3 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 (2.2 miles)

Dormans Station (3.4 miles)

Three Bridges Station (4.1 miles)

**Nearest Schools:**

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

Felbridge Primary School - Ofsted: Good (1.3 miles)

Turners Hill CofE Primary School - Ofsted: Good (1.8 miles)

Copthorne Preparatory School - Independent School (1.6 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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