

£475,000

2 Bricklands, Crawley Down



- Stunning Family Home
- Completely Modernised Throughout
- Three Bedrooms
- Beautiful Kitchen
- Lounge/Dining Room
- Downstairs W.C.
- Contemporary Family Bathroom
- Versatile Outbuilding

For further information contact Garnham H Bewley:

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



2 Bricklands, Crawley Down RH10 4LA

Garnham H Bewley are pleased to present to the the market this stunning home nestled just a stone's throw from the heart of the ever-popular village of Crawley Down, this completely modernised three-bedroom semi-detached family home perfectly combines contemporary style with practical family living.

The heart of the home is the stunning, fully refitted kitchen, featuring an impressive range of modern units and luxury touches including an induction hob with extractor hood, integrated double oven, wine cooler, dishwasher, washing machine, tumble dryer and space for an American-style fridge/freezer. The bright and spacious lounge/dining room offers a fantastic setting for relaxing or entertaining, complete with a stylish feature media wall, large window, and bi-folding doors opening seamlessly onto the rear garden. From the entrance hall, you'll also find the convenience of a downstairs W.C.

Upstairs, the property offers two generous double bedrooms and a well-proportioned third bedroom. The family bathroom has been tastefully fitted with a sleek, contemporary suite to complement the home's modern finish.

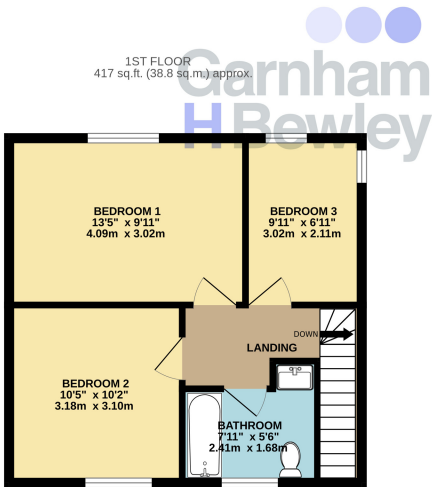
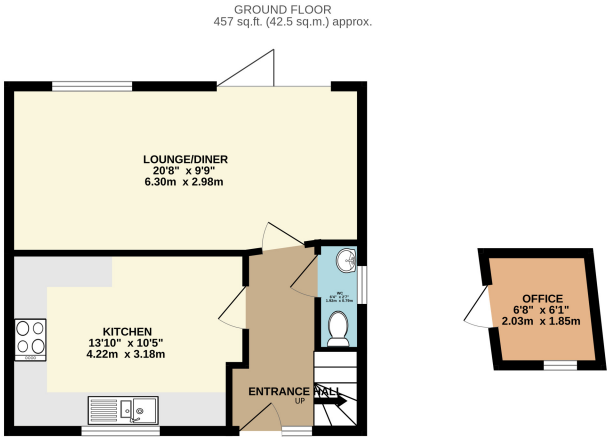
Outside, the rear garden boasts a large patio area ideal for al-fresco dining and entertaining, leading to a neatly kept lawn. A side access gate provides entry to the detached external office, fully equipped with light and power, offering the perfect space for home working or a hobby room. To the front, a spacious driveway with automated gate provides ample off-road parking for multiple vehicles.

This superb home is ready to move straight into, offering stylish modern living in a sought-after village location — early viewing is highly recommended!



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Accommodation



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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Ground Floor Entrance Hall

Downstairs W.C.

Lounge

20' 8" x 9' 9" (6.30m x 2.97m)

Kitchen

13' 10" x 10' 5" (4.22m x 3.17m)

First Floor

Landing

Master Bedroom

13' 5" x 9' 11" (4.09m x 3.02m)

Bedroom 2

10' 5" x 10' 2" (3.17m x 3.10m)

Bedroom 3

9' 11" x 6' 11" (3.02m x 2.11m)

Family Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)

Outside Rear Garden

Brick Built Office

6' 8" x 6' 1" (2.03m x 1.85m)

Driveway



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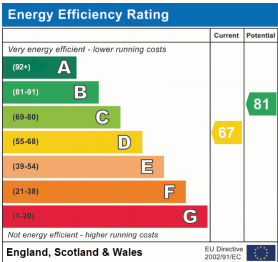
Transport Information

Nearest Railway Stations

East Grinstead (2.1 mi)

Dormans (3.5 mi)

Three Bridges (4.1 mi)



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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