

Guide Price

£450,000

£425,000

Garnham  
H Bewley

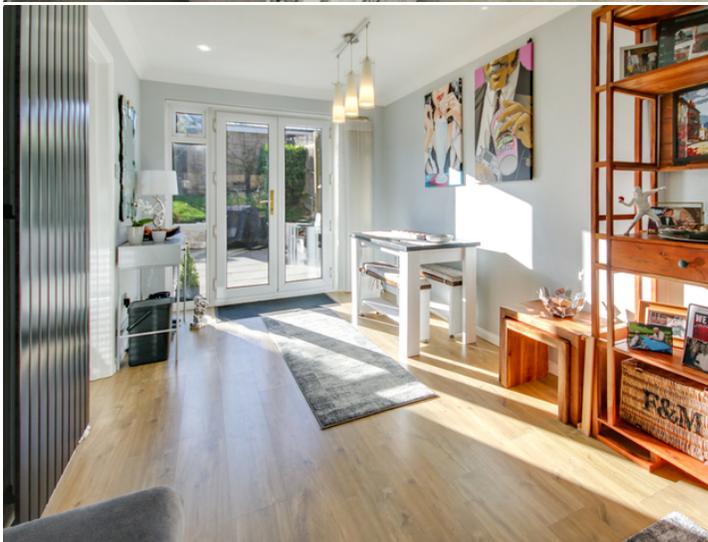
10 Brookside, Crawley Down



- Semi Detached Family Home
- Three Bedrooms
- Lounge/Dining Room
- Stunning Kitchen and Bathroom
- Front and Rear Garden
- Garage and Driveway
- Popular Village Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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



## 10 Brookside, Crawley Down, West Sussex RH10 4UU

Guide price £425,000 - £450,000. Garnham H Bewley are delighted to present this superb three-bedroom semi-detached family home, ideally situated in the highly sought-after village of Crawley Down. Enjoying a wonderful position on the edge of the Worth Way, the property benefits from a sunny south-facing garden, private parking, and a garage. There is also the opportunity to purchase the property fully furnished if it adds to convenience.

The ground floor welcomes you with an entrance hall leading to the first-floor landing and opening into a spacious dual-aspect lounge/dining room. This bright and inviting living space features a charming box bay window to the front and French doors to the rear, allowing natural light to flood through, useful under-stairs storage cupboard and also enjoys a pleasant outlook over a lightly wooded area, providing excellent privacy. The kitchen is well equipped with an extensive range of wall and base units, ample worktop space, a one-bowl sink with drainer, built-in oven, and a five-ring gas hob with extractor hood. There is a washing machine, slimline dishwasher, and upright fridge/freezer. Part-tiled walls and a rear-facing window complete the room, offering an attractive view of the garden.

Upstairs, the property offers two generous double bedrooms and a single bedroom. The main and second bedrooms both benefit from built-in double wardrobes, while the third bedroom includes useful over-stairs storage. These rooms are served by a beautifully refitted family bathroom featuring a contemporary white suite, P-shaped bath with chrome shower and glass screen, low-level WC, vanity wash basin with storage, chrome heated towel rail, fully tiled walls and floor, inset ceiling lighting, and a rear-facing window. The loft houses the combination boiler.

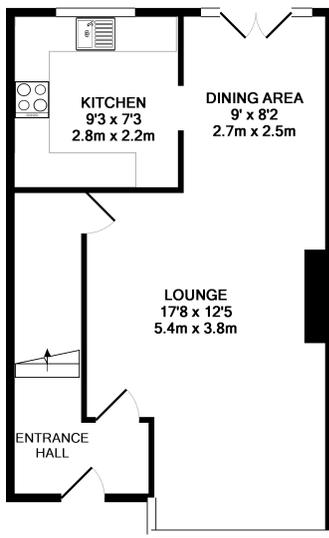
Externally, the front of the property is approached via a pathway bordered by mature shrubs, with established woodland creating a peaceful and attractive setting. To the rear, the generous south-facing garden enjoys excellent privacy and a tranquil atmosphere, with the added bonus of the hot tub. The garden is mainly laid to lawn, complemented by a full-width patio and side access. There is also an outdoor tap and steps leading to a hardstanding area providing off-road parking and access to a dry, usable garage with power, lighting, and an up-and-over door.

Crawley Down offers a well-regarded primary school and nursery, a variety of local shops, convenient bus services, and excellent access to the Worth Way. There are also strong rail connections to London and London Gatwick Airport.

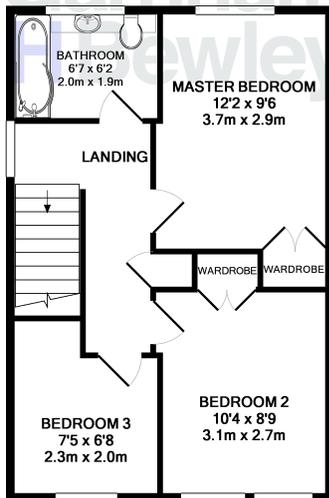


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# Accommodation



GROUND FLOOR  
APPROX. FLOOR  
AREA 515 SQ.FT.  
(47.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

**Lounge Area**  
17' 8" x 12' 5" (5.38m x 3.78m)

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

**Kitchen**  
9' 3" x 7' 3" (2.82m x 2.21m)

## First Floor Landing

**Main Bedroom**  
12' 2" x 9' 6" (3.71m x 2.90m)

**Bedroom 2**  
10' 4" x 8' 9" (3.15m x 2.67m)

**Bedroom 3**  
7' 5" x 6' 8" (2.26m x 2.03m)

**Family Bathroom**  
6' 7" x 6' 2" (2.01m x 1.88m)

## Outside Rear Garden

Front Garden

Garage

Off Road Parking



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## Transport Information

Nearest Railway Stations:

East Grinstead (2.2 miles)

Dormans (3.6 miles)

Three Bridges (4.0 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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