

Price:

£525,000

Garnham  
H Bewley

44 Crawley Down Road, Felbridge, East Grinstead



- Semi-Detached Characterful Home
- Three / Four Bedrooms
- Large Reception Rooms with Character Features Throughout
- Family Bathroom & Downstairs WC
- Large Conservatory & Utility Room
- Front & Rear Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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## 44 Crawley Down Road, Felbridge, East Grinstead, West Sussex RH19 2PS

Nestled in the heart of the sought-after village of Felbridge, this characterful semi-detached home offers a wealth of space and potential. Boasting a versatile layout, the property features two rooms downstairs that could be used as additional bedrooms, offering flexibility for modern family living.

The well-appointed fitted kitchen flows seamlessly into the spacious conservatory, creating a light and airy space perfect for dining and relaxation. The extended lounge further enhances the living area, providing ample room for entertaining. The ground floor also benefits from charming character fireplaces in both the lounge and separate dining room; adding warmth and personality to the home. A downstairs cloakroom and utility room offers further convenience.

Upstairs, you'll find two generously sized double bedrooms, each offering ample storage space, along with a spacious four-piece family bathroom that is sure to impress. The bathroom is elegantly designed, featuring a modern bathtub perfect for unwinding, as well as a separate shower cubicle for a quick and invigorating shower. The suite is completed by a WC and a wash hand basin, all finished with contemporary fittings. This bathroom offers both functionality and comfort, making it the perfect setting to relax and refresh.

Externally, the property boasts a delightful low-maintenance rear garden, designed to be enjoyed throughout the year with minimal upkeep. The garden is predominantly laid to lawn, making it both easy to care for and ideal for outdoor activities. A neat and well-maintained border of mature shrubs adds a touch of greenery and privacy. There is ample space for outdoor furniture, making it perfect for alfresco dining, barbecues, or simply relaxing in the sunshine. To the rear of the garden, you'll find a detached garage/workshop that is fully equipped with power, providing an excellent space for a variety of uses, whether it's for hobbies, DIY projects, or additional storage. The back of the garage opens out into an additional driveway at the rear of the property, which is accessed from Wheelers Way. The garden also provides access to the side of the house, ensuring convenient access to both the front and back of the property.

At the front, the property benefits from driveway parking, offering ample space for vehicles. This delightful home is ideally situated close to local schools, shops, and amenities, offering a great balance of peaceful village life with convenience. A truly versatile and character-filled property – early viewing is highly recommended!



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# Accommodation

## Ground Floor:

### Lounge:

17' 10" x 13' 2" (5.44m x 4.01m)

### Kitchen:

13' 2" x 8' 2" (4.01m x 2.49m)

### Dining Room:

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

### Utility Room:

8' 5" x 4' 2" (2.57m x 1.27m)

### Conservatory:

14' 4" x 13' 8" (4.37m x 4.17m)

### Bedroom Three:

10' 1" x 7' 10" (3.07m x 2.39m)

### Study / Bedroom Four:

8' 7" x 7' 6" (2.62m x 2.29m)

### WC:

2' 2" x 6' 0" (0.66m x 1.83m)

## First Floor:

### Master Bedroom:

13' 2" x 10' 2" (4.01m x 3.10m)

### Bedroom Two:

13' 5" x 10' 1" (4.09m x 3.07m)

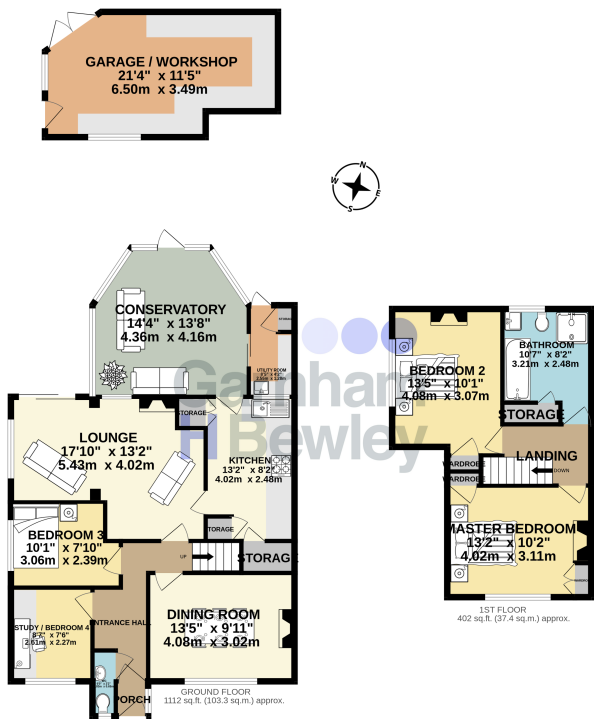
### Bathroom:

10' 7" x 8' 2" (3.23m x 2.49m)

### Outside:

### Garage / Workshop:

21' 4" x 11' 5" (6.50m x 3.48m)



44 CRAWLEY DOWN ROAD - FLOORPLAN

TOTAL FLOOR AREA: 1514 sq. ft. (140.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 (1.5 miles)

Dormans Station (2.5 miles)

Lingfield Station (3.5 miles)

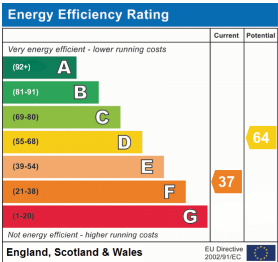
Nearest Schools:

Felbridge Primary School (0.5 miles)

Imberhorne School - Ofsted: Good (0.7 miles)

St Peter's Catholic Primary School - Ofsted: Good (1.1 miles)

Halsford Park Primary School - Ofsted: Good (1.0 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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