

Guide Price

£350,000

£325,000

Garnham  
H Bewley

22 Larches Way, Crawley Down,



- Two Double Bedrooms
- Mid Terrace Home
- Spacious Lounge & Dining Room
- Fitted Kitchen
- Shower Room
- Front and Rear Gardens
- Garage and Parking En-bloc

For further information contact Garnham H Bewley:

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



## 22 Larches Way, Crawley Down, West Sussex RH10 4UH

Situated in the highly desirable village of Crawley Down, this delightful two-bedroom mid-terrace home offers a spacious and versatile living space, a private rear garden, and a garage en bloc. With no onward chain, this property is an excellent opportunity for first-time buyers, downsizers, or those looking for a peaceful village setting with easy access to local amenities.

**Ground Floor:** Upon entering the property, you are welcomed into the entrance hall with stairs leading to the first floor. The heart of the home is the generously sized lounge/dining room, which provides plenty of space for comfortable seating and dining. This room is flooded with natural light from two windows at the front of the property and French doors that open directly into the rear garden. Additionally, there is useful under-stair storage, perfect for keeping your living space clutter-free. The kitchen, located off the lounge, is fitted with a range of wall and base-level units, offering ample storage space. There is work surface area, as well as space for kitchen appliances. The inset sink/drainer is positioned beneath a window overlooking the rear garden, allowing you to enjoy a view while washing up. This kitchen is both functional and practical, ideal for preparing meals for family and friends.

**First Floor:** The first floor of the property houses two well-proportioned double bedrooms, providing plenty of space for larger furniture. The master bedroom benefits from built-in wardrobes, offering excellent storage options, and also features an airing cupboard. The second bedroom is also a comfortable double, perfect for guests, children, or as a home office. A well-maintained shower room completes the first-floor layout.

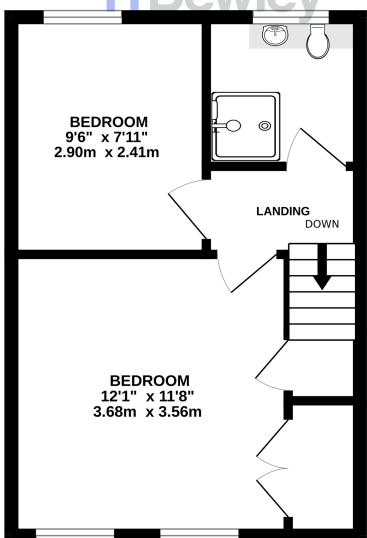
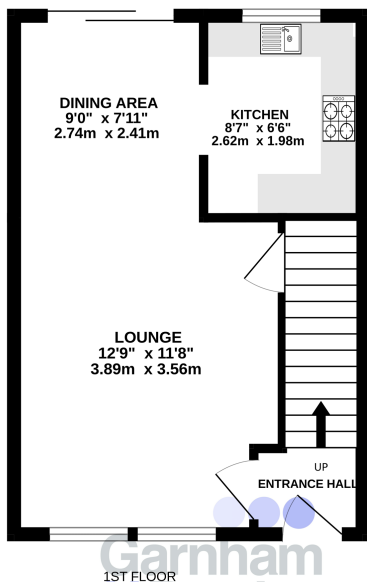
**Outside:** The rear garden is a lovely feature of this property, offering a patio area leading onto a lawn. It provides a peaceful outdoor space to relax, entertain, or enjoy gardening. The garden is fully enclosed, ensuring privacy and security. At the rear of the property, you will find a garage and parking area, offering further convenience for storage and off-road parking.

**Location:** The property is ideally located within easy walking distance of the village centre, where you will find a range of local shops, cafes, and amenities. The popular Worth Way, a scenic walking and cycling route, is also nearby, offering outdoor enthusiasts a perfect place to explore the surrounding countryside. With no onward chain, this property is move-in ready and offers an excellent opportunity to live in a peaceful village setting with good local transport links and nearby amenities. Don't miss out on the chance to make this charming home yours.



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# Accommodation

## Entrance Hall

### Lounge Area

12' 9" x 11' 8" (3.89m x 3.56m)

### Dining Area

7' 11" x 9' 0" (2.41m x 2.74m)

### Kitchen

8' 7" x 6' 6" (2.62m x 1.98m)

## First Floor

### Master Bedroom

12' 1" x 11' 8" (3.68m x 3.56m)

### Bedroom 2

7' 11" x 9' 0" (2.41m x 2.90m)

### Shower Room

**Garage En-bloc**  
Parking

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 SCHOOLS

Crawley Down Village CofE School

0.25 miles

Felbridge Primary School

2.0 miles

Turners Hill CofE Primary School State School

1.8 miles

Imberhorne School

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/completed 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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