

Guide price

£460,000

£450,000

51 Aviary Way, Crawley Down,



- Semi Detached Family Home
- Three Good Size Bedrooms
- Spacious Family Bathroom
- Open Plan Lounge / Diner
- Integral Garage & Driveway Parking
- Conservatory & South Facing Garden
- Popular Village Location
- Excellent Condition Throughout

For further information contact Garnham H Bewley:

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



## 51 Aviary Way, Crawley Down, West Sussex RH10 4XR

Guide Price £450,000 - £460,000. Situated in the highly sought-after village of Crawley Down, this beautifully presented three-bedroom home offers stylish, well-maintained accommodation ideal for modern family living.

The property is in excellent condition throughout and has been thoughtfully arranged to provide a bright and welcoming feel. The ground floor features a spacious open-plan lounge/dining area, perfect for both everyday living and entertaining, with doors leading through to a delightful conservatory that enjoys views over the rear garden.

A well-appointed kitchen sits to the front of the property, while a handy downstairs cloakroom and useful storage complete the ground floor layout. Upstairs, there are three well-proportioned bedrooms along with a contemporary family bathroom, all presented to a high standard. Externally, the home benefits from a south-facing rear garden, ideal for enjoying sunny days and outdoor dining. To the front, there is driveway parking for two vehicles, in addition to an integral garage offering further storage or potential for conversion (subject to the necessary permissions).

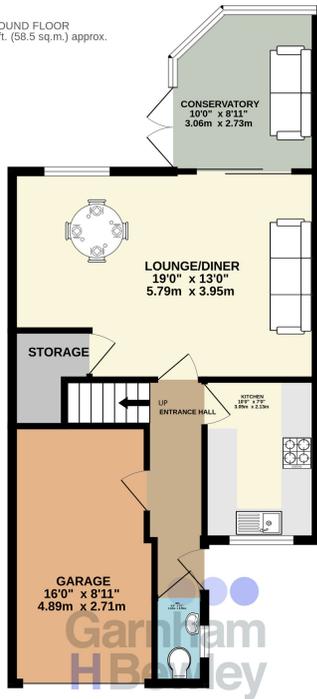
The location is a real highlight, being just a short distance from local shops, a well-regarded primary school, and a variety of scenic country walks, making it perfect for families and those seeking a balance of village charm and convenience. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



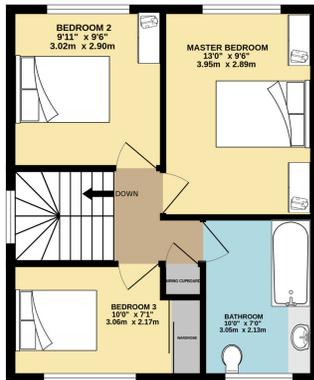
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# Accommodation

GROUND FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 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

### Lounge/Diner

19' 0" x 13' 0" (5.79m x 3.96m)

### Conservatory

10' 0" x 8' 11" (3.05m x 2.72m)

### Kitchen

10' 0" x 7' 0" (3.05m x 2.13m)

### Integral Garage

16' 0" x 8' 11" (4.88m x 2.72m)

## First Floor

### Master Bedroom

13' 0" x 9' 6" (3.96m x 2.90m)

### Bedroom Two

9' 11" x 9' 6" (3.02m x 2.90m)

### Bedroom Three

10' 0" x 7' 11" (3.05m x 2.41m)

### Bathroom

10' 0" x 7' 0" (3.05m x 2.13m)

### Outside

### Rear Garden

### Double Driveway



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## NEAREST STATIONS

East Grinstead Station - 2.1 miles

Dormans Station - 3.4 miles

Three Bridges Station - 4.1 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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