

Guide Price
£700,000

£675,000

Hophurst Lane, Crawley Down,



- Impressive Four Bedroomed Home
- Spacious Living Room
- Separate Dining Room
- Fitted Kitchen
- Downstairs W.C.
- Driveway Parking & Double Garage
- South Facing Rear Garden
- No Onward Chain

For further information contact Garnham H Bewley:

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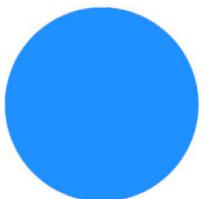
Leonora, Hophurst Lane, Crawley Down, West Sussex RH10 4LJ

Guide Price £675,000 - £699,950. Offered for sale for the first time since its construction in the 1970s, this charming four-bedroom detached property boasts a sought-after south-facing garden, ample driveway parking, a double garage, and is offered with no onward chain. Located in a quiet and convenient area of Crawley Down, this family home offers a wealth of space and potential, with scope to extend and modernize, subject to the usual permissions.

Ground Floor: The welcoming entrance hall leads to a bright and airy reception space. A downstairs W.C. is conveniently located. The spacious lounge is located to the rear of the property, featuring French doors opening onto the south-facing garden, making it an ideal space for family relaxation and entertaining. The kitchen is well-equipped with a comprehensive range of units, a two-bowl sink, and space for various kitchen appliances. With part-tiled walls and a window to the rear, the kitchen is light-filled and offers easy access to the garden through a door at the side. Additionally, the kitchen leads into a generously sized dining room, with a window overlooking the front aspect. The front of the property also houses a versatile study, perfect for home working or additional living space.

First Floor: Upstairs, the spacious landing offers plenty of storage and provides access to the loft. The master bedroom and the second bedroom are located to the rear of the property, both benefiting from fitted wardrobes. The master bedroom also includes a convenient shower room. Bedrooms three and four are positioned at the front of the house, with bedroom three featuring built-in wardrobes. There is potential to create a Jack-and-Jill ensuite between bedrooms two and three. The family bathroom serves all four bedrooms, ensuring practicality for a growing family.

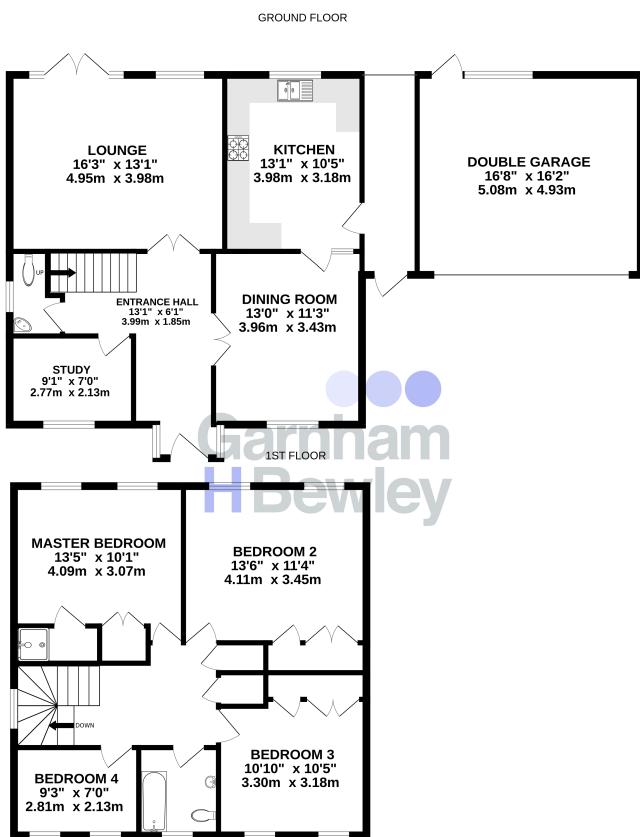
Outside: The property enjoys ample driveway parking, side access to both sides of the house and an area of lawn with mature hedging. The levelled and child friendly rear garden is predominantly laid to lawn, with a large patio area perfect for outdoor dining or relaxation. The double garage, offering rear access, power, and light, provides excellent storage or additional workspace. Location: Crawley Down village centre is within close proximity, offering a selection of shops and local amenities. The property is also within walking distance to Crawley Down Primary School and Pre-School, making it an ideal location for families. The nearby Worth Way offers excellent walking and cycling opportunities. With its generous proportions, scope for further development, and an enviable location, this property presents an exciting opportunity for potential buyers. Early viewing is highly recommended.



Welcome
Home

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Accommodation



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The 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.

Entrance Hall
13' 1" x 6' 1" (3.99m x 1.85m)

Downstairs W.C.

Lounge
16' 3" x 13' 1" (4.95m x 3.99m)

Kitchen
13' 1" x 10' 5" (3.99m x 3.17m)

Dining Room
13' 0" x 11' 3" (3.96m x 3.43m)

Study
9' 1" x 7' 0" (2.77m x 2.13m)

First Floor
16' 5" x 7' 10" (5.00m x 2.39m)

Master Bedroom
13' 5" x 10' 6" (4.09m x 3.20m)

Shower Room

Bedroom 2
13' 6" x 11' 4" (4.11m x 3.45m)

Bedroom 3
10' 10" x 10' 5" (3.30m x 3.17m)

Bedroom 4
9' 3" x 7' 0" (2.82m x 2.13m)

Family Bathroom
6' 11" x 7' 0" (2.11m x 2.13m)

Double Garage
16' 7" x 16' 8" (5.05m x 5.08m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

2.7 miles

Three Bridges Station

3.6 miles

Dormans Station

3.9 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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