

Price:

£185,000

10 Blackbird Hill Turners Hill Park, Turners Hill, Crawley



- Two Double Bedroom Park Home
- For The Over 50's Only
- Residential Park of the Year (2023)
- Family Bathroom & En-Suite
- Rear Garden & Driveway Parking
- Excellent Position within the Park
- On Site Shop and Social Club for Residents

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



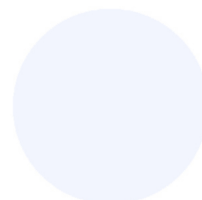
10 Blackbird Hill Turners Hill Park, Turners Hill, Crawley, West Sussex RH10 4QL

Garnham H Bewley are delighted to offer for sale this spacious and excellently positioned two double-bedroom park home. The property is set within the wooded grounds of the award-winning Berkeley's Turners Hill Park (Residential Park of the Year 2023) and is age-restricted to the over 50's. This particular property is ideally located in a private cul-de-sac just a short distance from the park's amenities and visitor parking. Turners Hill Park is set just outside the village centre and offers great access to the village store and some friendly local pubs. On-site at the park, residents have access to a local convenience store, a social club and the park office. There is plenty of visitor parking, and there are bus routes towards East Grinstead, Crawley & Tunbridge Wells.

The property benefits from a bright and airy lounge, with double bay windows allowing for an abundance of natural light to flood in. There is a separate dining room adjacent to the lounge. The kitchen has been fitted with quality wall and base level units, integrated electric cooker and four ring gas hob. There is a sink with drainer with a window above overlooking the side aspect. There is additional space for a freestanding fridge/freezer. The utility room adjoins the kitchen and houses the gas boiler and has space for washing machine and tumble dryer. There is a side door leading out from the utility room.

There are two double bedrooms, the largest of which benefits from its own en-suite shower room. The shower room is fitted with a cubicle shower, low level WC and wash-hand basin. The master bedroom has an array of storage and a walk-in-wardrobe. The second bedroom fits a double bed and again has been fitted with a variety of storage space. The main bathroom sits between the Utility Room and Bedroom Two and has been fitted with a panel-enclosed bathtub, low-level WC, wash-hand basin and heated towel rail. There is further storage in the entrance hall for coats and shoes etc.

Outside, the property benefits from a private garden area, which backs onto woodland and is home to a variety of budding wildlife. At the front of the property there is driveway parking for one car. This property comes to the market with no onward chain and internal viewings are highly recommended to fully appreciate this excellent example of a bright and airy park home.



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GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.

Accommodation

Ground Floor:

Lounge

19' 3" x 12' 0" (5.87m x 3.66m)

Dining Room

8' 11" x 8' 11" (2.72m x 2.72m)

Kitchen

10' 7" x 9' 3" (3.23m x 2.82m)

Utility Room

6' 6" x 4' 11" (1.98m x 1.50m)

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Bedroom One

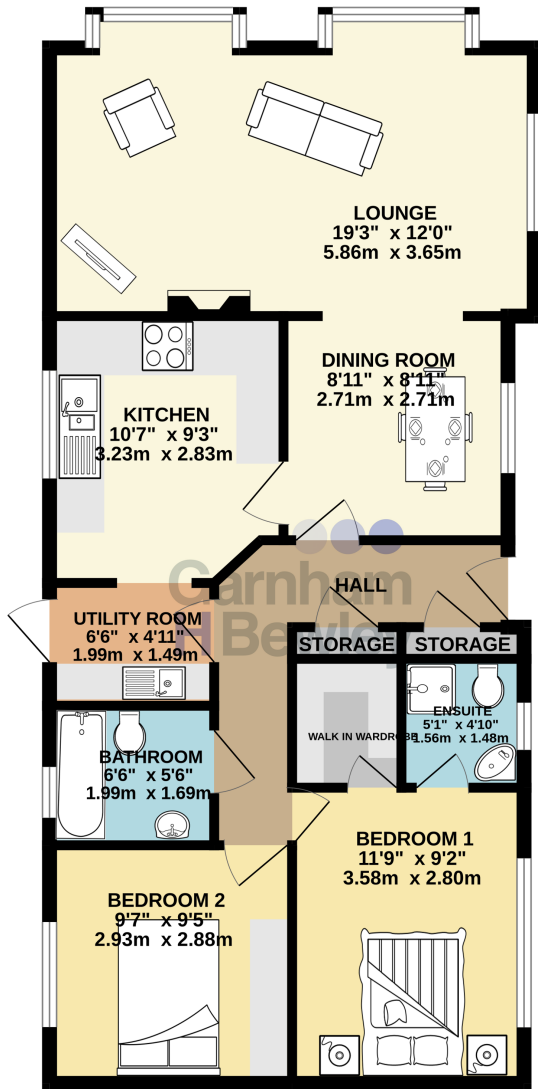
11' 9" x 9' 2" (3.58m x 2.79m)

En-suite

5' 1" x 4' 10" (1.55m x 1.47m)

Bedroom Two

9' 7" x 9' 5" (2.92m x 2.87m)



10 BLACKBIRD HILL - FLOORPLAN

TOTAL FLOOR AREA : 782 sq.ft. (72.7 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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Nearby Railway Stations:

East Grinstead Station (2.5 miles)

Three Bridges Station (4.0 miles)

Dormansland Station: (4.2 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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