

Guide Price  
£535,000

£525,000

Garnham  
**H** Bewley

52 Aviary Way, Crawley Down,



- Fabulous Five Bedroomed Home
- Three Good Sized Reception Rooms
- Utility and Downstairs Cloakroom
- Fitted Kitchen
- Shower Room and Bathroom
- Ample Driveway Parking
- Good Sized Garage
- Popular Village Location

For further information contact Garnham H Bewley:

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

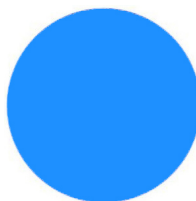
Guide Price £525,000 - £535,000. This spacious and well-appointed five double bedroom home offers the perfect balance of comfort, space, and practicality, ideal for growing families. Situated in the popular village of Crawley Down, this property boasts generous living accommodation across two floors, with three reception rooms, a fully fitted kitchen, two bathrooms, and a large driveway with a garage.

On the ground floor, the heart of the home is the fully fitted kitchen with integrated appliances and a window overlooking the front of the property. To the rear, a large lounge provides a comfortable space to relax and enjoy views of the garden, while a spacious dining room and family room – with French doors opening onto the garden – offer additional living and entertaining areas. The utility room is a welcome addition, providing extra storage and practicality, while the downstairs W.C. offers added convenience.

Upstairs, the property boasts five well-proportioned double bedrooms, several of which feature built-in wardrobes. The family bathroom and separate shower room are both well-appointed, providing ample space for the whole family.

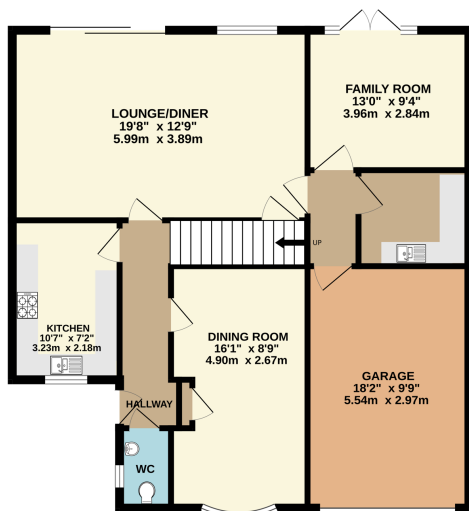
Outside, the property offers driveway parking for several vehicles, along with a large garage that offers excellent storage potential. The rear garden is a wonderful space to enjoy, featuring a spacious patio area, an expanse of lawn, and a southerly aspect, making it perfect for outdoor living and relaxation.

Located within close proximity to the village primary school, preschool, and the popular Worth Way, this property is ideal for those seeking a peaceful village lifestyle with excellent amenities and transport links close by.

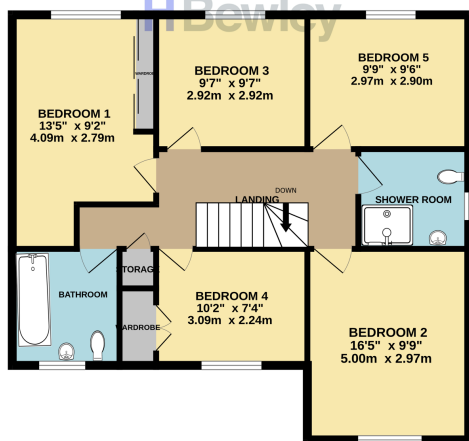


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GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



52 AVIARY WAY - FLOORPLAN

TOTAL FLOOR AREA: 1662 sq.ft. (154.4 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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# Accommodation

## Entrance Hall

## Downstairs W.C.

## Living Room

19' 8" x 12' 9" (5.99m x 3.89m)

## Kitchen

10' 7" x 7' 2" (3.23m x 2.18m)

## Dining Room

16' 1" x 8' 9" (4.90m x 2.67m)

## Family Room

13' 0" x 9' 4" (3.96m x 2.84m)

## Utility

9' 8" x 5' 1" (2.95m x 1.55m)

## First Floor

## Master Bedroom

13' 5" x 9' 2" (4.09m x 2.79m)

## Bedroom 2

16' 5" x 9' 9" (5.00m x 2.97m)

## Bedroom 3

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

## Bedroom 4

10' 2" x 7' 4" (3.10m x 2.24m)

## Bedroom 5

9' 9" x 9' 6" (2.97m x 2.90m)

## Shower Room

## Family Bathroom

## Garage

18' 2" x 9' 9" (5.54m x 2.97m)



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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

2.5 mile

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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