

£275,000

Garnham  
H Bewley

Flat 1b, 1 Sandy Lane, Crawley Down



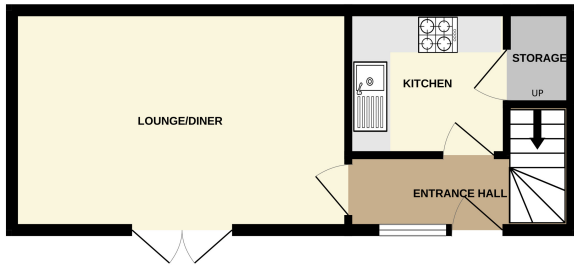
- End of Terrace Home
- Two Bedrooms
- Kitchen
- Lounge/Dining Room
- Bathroom
- Garden
- Off Road Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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

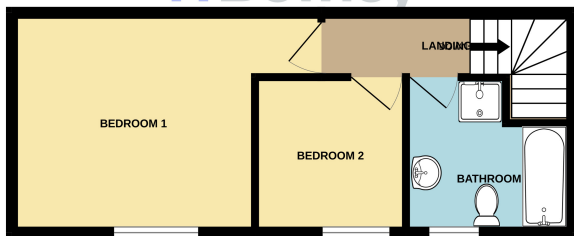
# Accommodation

GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.

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TOTAL FLOOR AREA: 598 sq.ft. (55.5 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.  
Made with MapInfo 2020i4

## Ground Floor Entrance Hall

**Kitchen**  
7' 10" x 7' 2" (2.39m x 2.18m)

**Lounge/Dining Room**  
16' 7" x 10' 10" (5.05m x 3.30m)

## First Floor Landing

**Main Bedroom**  
12' 0" x 10' 10" (3.66m x 3.30m)

**Bedroom 2**  
7' 8" x 7' 5" (2.34m x 2.26m)

## Bathroom

## Outside Garden

## Off Road Parking



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## Flat 1b, 1 Sandy Lane, Crawley Down, West Sussex RH10 4HS

Garnham H Bewley are pleased to present to the market this two bedroom end of terrace house situated within the ever popular village of Crawley Down offering great access to local shops and amenities. This property is ideal for a first time buyer or buy to let investor and has been recently re decorated and new carpets and the accommodation currently boasts kitchen, lounge/dining room, two bedrooms to the first floor, bathroom with bath and shower cubicle, garden and off road parking. The property is offered to the market with no onwards chain and internal viewings come highly recommended to fully appreciate this great example of a end of terrace home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, space for appliances and cupboard under the stairs. The lounge/dining room has French doors leading onto the garden.

The first floor consists of the two bedrooms and bathroom which has been fitted with a panel enclosed bath, shower cubicle, wash hand basin, low level W.C., radiator and window to the front aspect.

Outside there is a fence enclosed garden which is laid to patio ideal for entertaining and there is an off road parking space.

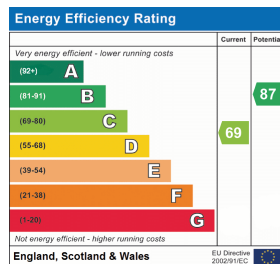


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**East Grinstead**  
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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily 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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