





**THE LODGE SANDY LANE, CRAWLEY DOWN, WEST SUSSEX, RH10  
4HR**

**GUIDE PRICE £625,000  
FREEHOLD**

**\*\*\* SUPERB, DETACHED CHARACTER PROPERTY, IN A GREAT LOCATION WITH A WONDERFUL GARDEN AND TWIN CAR BARN \*\*\***

The Lodge, Sandy Lane is located less than half a mile from the village hub of Crawley Down. There you have a local pub, a Co-op, newsagents, Brannigans (award winning) master butcher, a pharmacy, Turkish restaurant and a Deli. In addition, there is a family run Italian restaurant almost opposite the property, as well as a fish and chip shop at the end of the street.

Through the front door of the property there is a spacious entrance hall with a large built in storage cupboard. You have two double bedrooms, each with ample wardrobe storage and there is a large family bathroom with both a bath and shower. The living space comprises a bright, dual aspect living room with a wood burner and stunning Herringbone, block wood floor. There is a social kitchen/dining space, with windows front and back as well as doors out to the gardens. Beyond the kitchen is a very handy utility room, which leads to a guest cloakroom and also has access to the garden.

The entire property is presented in excellent condition, and has been tastefully decorated by the current owners, perfect for a buyer that just wants to move in and put their feet up.

Directly opposite you have the King George the Fifth recreation ground and Tennis club, with a local Cricket club and ground right next door. This property actually has a gate to the side so you can sit and watch the cricket and access the club house.

The bungalow is part of an old estate, and as the name suggests was the Lodge House. The driveway to the side serves two large houses, and they all have access to the ancient woodland at the rear.

There is a popular school only a short walk away, and you are also close to the beautiful Worth Way country park.

Tulleys farm is less than 2 miles away, and there are mainline trains from Three Bridges, which is 3.4 miles away, or alternatively East Grinstead which is 2.8 miles away.

- |                                  |                                         |
|----------------------------------|-----------------------------------------|
| ■ <b>DETACHED BUNGALOW</b>       | ■ <b>EXCELLENT CONDITION</b>            |
| ■ <b>LOUNGE WITH WOOD BURNER</b> | ■ <b>KITCHEN/DINING ROOM</b>            |
| ■ <b>TWO DOUBLE BEDROOMS</b>     | ■ <b>FOUR PIECE BATHROOM</b>            |
| ■ <b>UTILITY AND WC</b>          | ■ <b>DOUBLE CAR BARN &amp; DRIVEWAY</b> |
| ■ <b>COUNCIL TAX BAND: E</b>     | ■ <b>EPC RATING: D</b>                  |







#### ROOM DIMENSIONS:

##### ENTRANCE HALL

13'9 x 6'0 (4.19m x 1.83m)

##### CLOAKROOM

5'10 x 3'10 (1.78m x 1.17m)

##### LOUNGE

13'10 x 13'5 (4.22m x 4.09m)

##### KITCHEN/DINING ROOM

16'7 x 13'2(max) (5.05m x 4.01m(max))

##### UTILITY ROOM

8'10 x 5'10 (2.69m x 1.78m)

##### BEDROOM ONE

10'9 x 10'0 (3.28m x 3.05m)

##### BEDROOM TWO

11'10 x 10'0 (3.61m x 3.05m)

##### BATHROOM

8'5 x 7'10 (2.57m x 2.39m)

##### GAS CENTRAL HEATING

##### DOUBLE GLAZED WINDOWS

##### OFF ROAD PARKING FOR THREE CARS

##### DOUBLE CAR BARN

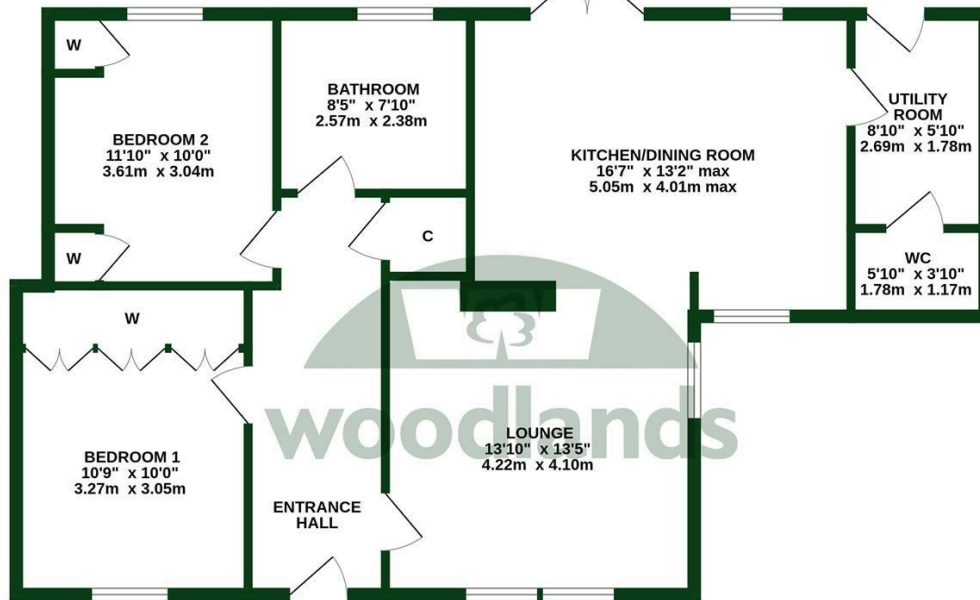
19'4 x 16'5 (5.89m x 5.00m)

##### REAR GARDEN





**GROUND FLOOR**  
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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