



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£475,000**

**Freehold**

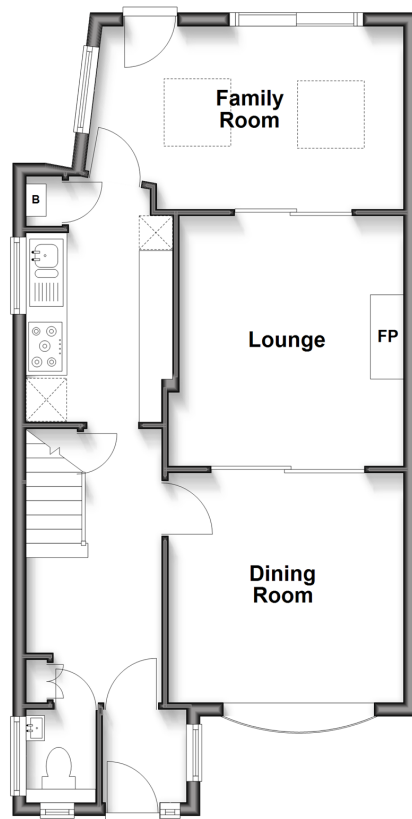
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**Crossways, Crawley,  
West Sussex, RH10**

**cubitt & west**  
Helping you move forwards

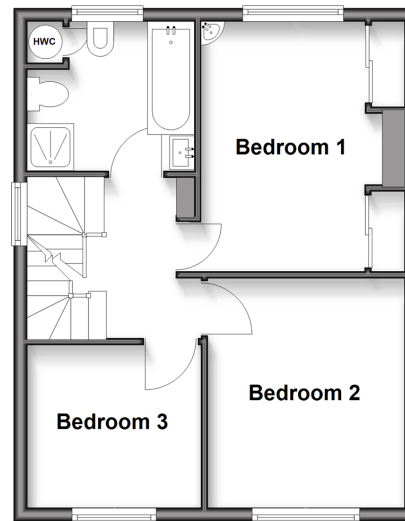
### Ground Floor

Approx. 58.4 sq. metres (628.2 sq. feet)



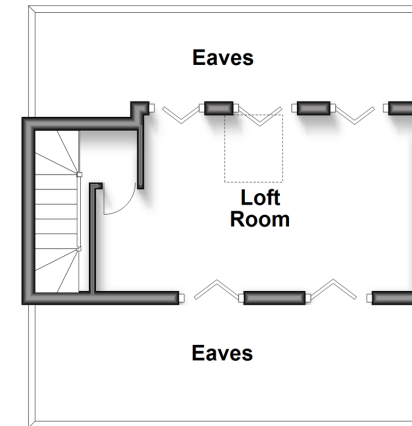
### First Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



### Second Floor

Approx. 14.5 sq. metres (155.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Downstairs Cloakroom  
Lounge : 12'4 x 11'1 (3.76m x 3.38m)  
Dining Room: 11'7 x 11'1 (3.53m x 3.38m)  
Family Room: 16'5 x 8'11 (5.01m x 2.72m)  
Kitchen : 12'8 x 7'2 (3.86m x 2.19m)

### FIRST FLOOR

Landing  
Bedroom 1: 12'6 x 11'0 (3.81m x 3.36m)  
Bedroom 2: 11'4 x 9'9 (3.46m x 2.97m)  
Bedroom 3 : 8'6 x 8'0 (2.59m x 2.44m)  
Bathroom: 7'10 x 7'2 (2.39m x 2.19m)

### SECOND FLOOR

Landing  
Loft Room : 15'9 x 8'7 (4.80m x 2.62m)

### OUTSIDE

Front Garden  
Rear Garden  
Driveway  
Garage





## Main features

- First time on the market in 60 years, in a rarely available and sought-after Three Bridges road
- Multipurpose loft room
- Sunny garden offering privacy and backing on to woodland
- Garage and off-road parking
- Short walk to desirable local schools, shops and train station
- Scope for some updating to suit taste



### Nearest Schools

Primary Schools: Three Bridges Junior School 0.2 miles, Northgate Primary 0.4 miles, Pound Hill Junior School, Crawley 0.8 miles

Secondary Schools: Hazelwick School 0.4 miles,



### Transport Information

Train Stations: Three Bridges 0.5 miles, Crawley 0.8 miles, Ifield 1.8 miles



### Address

Crossways, Crawley, West Sussex, RH10



### Directions

For directions to this property please contact us.





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Call Crawley Branch 01293 522233 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



- The seller is a person connected with Cubitt & West as defined in the Estate Agents Act 1979
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



20420255/20250531/SS/DC