



**Price**  
**£850,000**

**Freehold**

4x  2x  2x 

**Orchid Way, Crawley,  
West Sussex, RH11**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Lounge: 18'9 x 13'8 (5.72m x 4.17m)

Kitchen /Dining Room: 23'8 x 17'6 (7.22m x 5.34m)

Utility Room : 7'9 x 4'6 (2.36m x 1.37m)

### FIRST FLOOR

Landing

Bedroom 1: 18'1 x 15'8 (5.51m x 4.78m)

En Suite Shower Room

Bedroom 2: 14'2 (4.32m) narrowing to 8'6 (2.59m) x 11'9 (3.58m)

Bedroom 3: 12'1 x 8'9 (3.69m x 2.67m)

Bedroom 4: 10'7 x 9'3 (3.23m x 2.82m)

Bathroom

### OUTSIDE

Front Garden

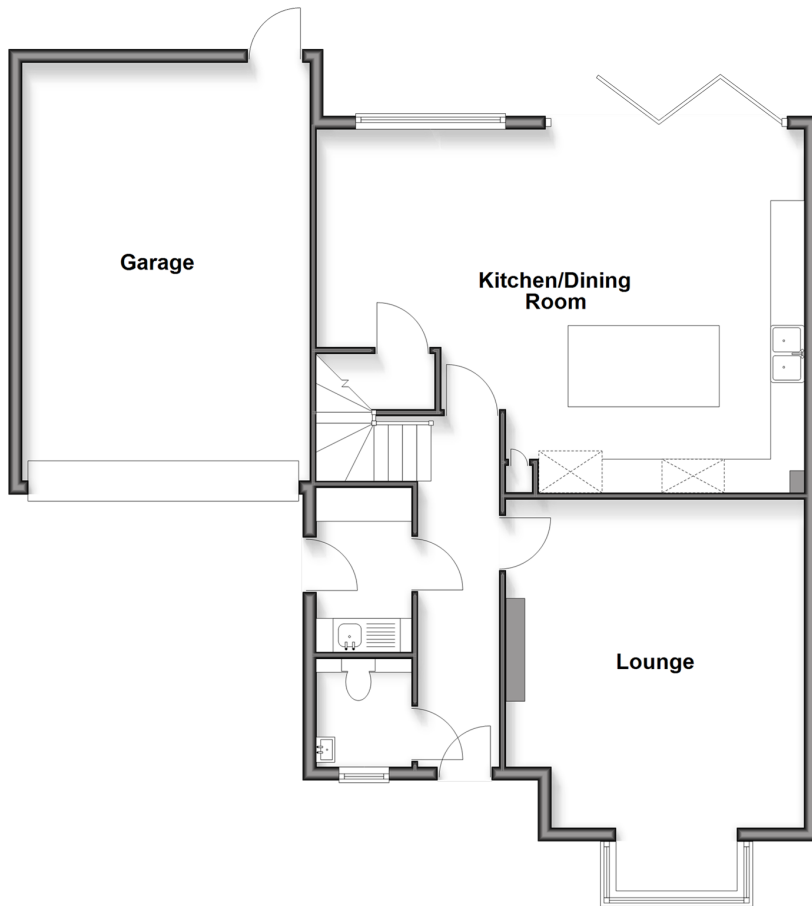
Rear Garden

Driveway

Garage

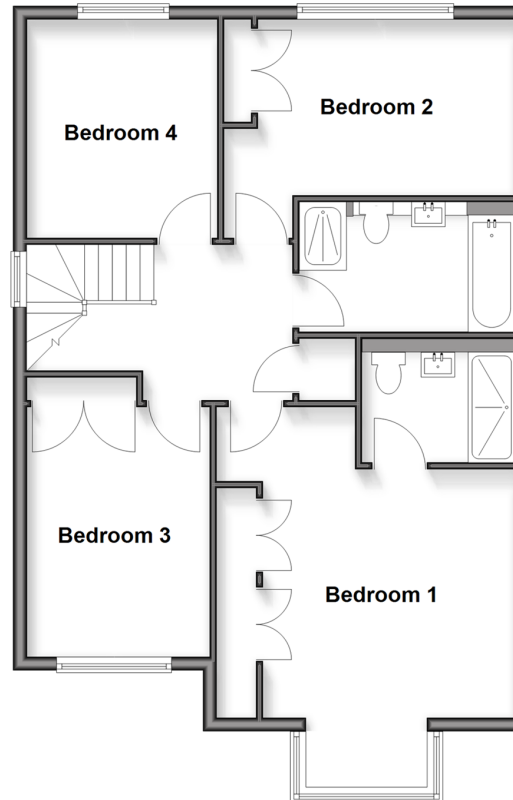
### Ground Floor

Approx. 100.2 sq. metres (1078.8 sq. feet)



### First Floor

Approx. 73.8 sq. metres (794.1 sq. feet)





## Main features

- **Luxury detached home in Woodgate development**
- **Upgraded high quality elegant kitchen**
- **Bi fold doors looking on to the beautiful secluded garden**
- **Large driveway and garage with electric up and over door**
- **Peaceful location in quiet street surrounded by Tilgate Park and walks**



### Nearest Schools

Primary Schools: Brighton College Prep 3 miles, Woodgate Primary Academy, 0.1 miles, Handcross Primary 2.4 miles

Secondary Schools: Cottesmore School 1.9 miles



### Transport Information

Train Stations: Crawley 1.9 miles, Ifield 2.5 miles, Three Bridges 2.6 miles



### Address

Orchid Way, Crawley, West Sussex, RH11



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

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 50% less, by purchasing a Lifetime Lease.



20420518/20251006/SS/NH1