



Connells

Bowers Place
Crawley Down



Property Description

A charming Victorian Cottage - A Unique Blend of Character and Convenience! Discover this delightful character property nestled close to the village centre and local amenities.

Uniquely atypical for its period, the property boasts a first-floor bathroom, adding a touch of modern comfort. Step into the front living room, while the dining room and kitchen at the rear lead to a convenient ground floor cloakroom.

The first floor features two double bedrooms and a contemporary family bathroom, offering a perfect balance of tradition and modernity.

The long garden, once again atypical for the era, features fenced borders and is predominantly laid to lawn with patio and decking areas, ideal for entertaining on those long balmy summers days and evenings!

Embrace the distinctive charm of this Victorian Cottage - a haven of character with a touch of contemporary convenience, with plenty of scope for extending upwards or outwards, subject to the normal permissions.

Hall

Double glazed door to the front, radiator, laminate flooring, built-in-cupboard, carpeted stairs leading to the first floor.

Living / Dining Room

Open Plan living dining room, with two distinct areas :

Living Room Area

11' 11" x 10' 4" (3.63m x 3.15m)
Double glazed bay window, brick-built open feature fireplace, radiator, parquet flooring: open to:

Dining Area

10' 4" x 10' (3.15m x 3.05m)
Double glazed window to the rear, radiator, feature fireplace, parquet flooring.

Kitchen

8' 5" x 7' 11" (2.57m x 2.41m)
A fitted kitchen with a range of base and eye-level units, integrated electric BOSCH oven with electric hob and stainless steel cooker hood over, one-and-a-half bowl sink with mixer tap and drainer, space and plumbing for dishwasher, space and plumbing for washing machine, fridge freezer, window to the side, door to the rear, radiator, spot lights, laminate flooring.

Cloakroom

Low level W,C, and wash hand basin.

Lean To

Leads to the rear garden.

Landing

Carpet, loft access.

Bedroom One

15' 4" x 10' 11" (4.67m x 3.33m)

Two double glazed windows to the front, radiator, two built-in-clothing rails, carpet flooring.

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

Double glazed window to the rear, radiator, carpet flooring.

Re-Fitted Bathroom

Double glazed window to side, low level W.C., vanity wash hand basin with storage under, L-shaped panel bath with shower over and shower screen, radiator, spot lights, tiled walls, tiled flooring, and extractor fan. Space and plumbing for washing machine within a small utility area in the main bathroom.

Front Garden

Pathway to front door, and mature shrubs, low wall, gate.

Rear Garden

Mainly laid to lawn with pathway to the side leading to the end of the garden with a decking and seating area, patio area, shed, and fenced borders.

Parking

Whilst there is no private parking with the property, there are no restrictions on on-road parking in Bowers Place.

Crawley Down Village

Bowers Place is situated opposite the village green and within 0.1 of a mile of the village shops (including Co-op, McColls including Post Office, a well renowned butcher, Turkish Restaurant, a bakery and dentist) and 0.1 of a mile from the Health Centre and 0.7 of a mile from the C of E Primary School. There are pick-up points around the village for the Imberhorne Lower and Upper School Bus.

It is 4.4 miles from Three Bridges mainline station (35 minutes to Victoria) and 4.3 miles to East Grinstead station.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Directions to this property:

Travelling from the Duke's Head roundabout proceed towards Crawley Down, follow the Turners Hill road, turn into Grange road on the left, turn left at the T-junction at the bottom of the road, into Station road, take the right hand fork into Bowers Place.

EPC Rating: D

Tenure: Freehold



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