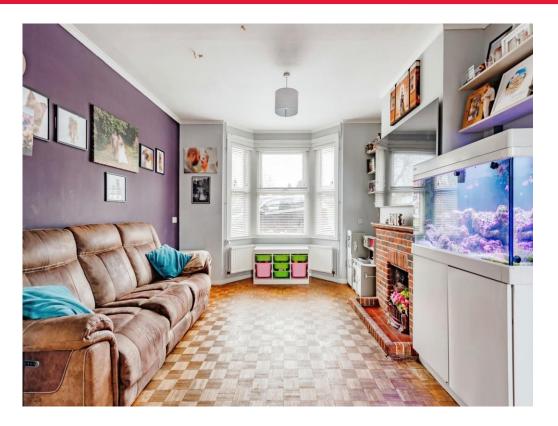




Bowers Place Crawley Down

Bowers Place Crawley Down RH10 4HY

for sale offers in excess of £375,000





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 eyelevel 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, Lshaped panel bath with shower over and shower screen, radiator, spot lights, tiled walls, tiled flooring, and exactor 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.

















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To view this property please contact Connells on

T 01342 717 727 E copthorne@connells.co.uk

4 Copthorne Bank COPTHORNE RH10 3QX 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-juction at the bottom of the road, into Station road, take the right hand fork into Bowers Place.

EPC Rating: D

Tenure: Freehold







1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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