



Connells

Sunnyhill Close
Crawley Down

Sunnyhill Close Crawley Down RH10 4GY

for sale guide price
£475,000-£500,000



Property Description

This detached bungalow, tucked away in a quiet cul-de-sac in the heart of Crawley Down and only a stone's throw away from the local shops and school, comprises: three bedrooms, a family bathroom, a separate cloakroom, a living room, a conservatory, a kitchen, and a garage. The property offers a fantastic opportunity to customise and personalise it according to your preferences.

Outside, the bungalow features a private wrap-around garden that extends to the rear and side of the property, offering plenty of space for entertaining. Additionally, there is a driveway at the front of the bungalow, providing convenient off-road parking.

Crawley Down village has a selection of small convenience stores, a pharmacy, a well renowned Butcher and two local restaurants. It is also only a short drive from Crawley and East Grinstead town centres if you want more extensive shopping and recreational facilities.

The mainline stations of Three Bridges and East Grinstead are close with their fast and frequent services to both London and the South. Easy access to the M23 and Gatwick Airport is also nearby via Junction 10.

Popular schools within the area include Crawley Down Village C of E Primary and the highly regarded Imberhome School in East Grinstead for secondary aged children.

There are also other traditional country pubs and restaurants and golf clubs nearby as well as the popular Worth Way, which is ideal for family walks and cycling.

Entrance Porch

Double glazed door to front, storage cupboard.

Entrance Hall

Radiator, parquet flooring, and airing cupboard.

Cloakroom

Low level W.C., wash hand basin.

Lounge

12' 4" x 16' 7" (3.76m x 5.05m)

Double glazed window to side, double glazed sliding doors to rear, open fireplace, radiator, parquet flooring.

Conservatory

6' 5" x 8' 3" (1.96m x 2.51m)

UPVC built with double glazed windows to rear and sides, double glazed door to side.

Kitchen

11' 11" x 8' 6" (3.63m x 2.59m)

A fitted kitchen with a range of base and eye-level units, stainless steel sink and drainer, tiled splashback, space for electric cooker, space and plumbing for washing machine, double glazed window to rear, double glazed door to rear garden.

Bedroom One

9' 10" x 12' 10" (3.00m x 3.91m)

Double glazed window to side, radiator, built-in double wardrobe, parquet flooring.

Bedroom Two

7' x 7' 3" (2.13m x 2.21m)

Double glazed bay window to side, radiator, parquet flooring.

Bedroom Three

9' 7" x 10' 6" (2.92m x 3.20m)

Double glazed window to side, radiator, parquet flooring.

Bathroom

Double glazed window to side, low level W.C., bath with shower over, heated towel rail, wash hand basin set in vanity unit, partly tiled walls.

Garage

16' 4" x 8' 3" (4.98m x 2.51m)

Electric up-and-over door, pedestrian door to

the side, power and light.

Front Garden

Brick paved driveway, flower beds with shrubs, parking for 1 car.

Rear Garden

Mainly laid to lawn, patio area, fence borders, mature shrubs and trees.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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:

From the Dukes Head roundabout take the first exit towards Crawley Down and Turners Hill (B2028). After approximately 1/2 a mile turn left in to Sandy Lane, at the end of the road turn right and Sunnyhill Close can be found a short distance on the right-hand side.

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/COP404222



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COP404222 - 0003