

Price:  
£555,000

9 Gage Close, Crawley Down, Crawley



- Stunning, Contemporary, Newly-Built Home
- Three Double Bedrooms
- Exquisitely Finished Kitchen / Breakfast Room
- Family Bathroom, En-Suite & WC
- Master Bedroom with Walk-in Dressing Room
- Corner Plot Garden
- Private Driveway, Garage & Visitor Parking
- Excellently Positioned in the Old Grounds of Tiltwood

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



Garnham H Bewley are delighted to offer for sale this stunning, contemporary, newly-built, three bedroom family home; nestled in the ever-popular Crawley Down Village. Crawley Down offers great access to both East Grinstead and Three Bridges mainline Railway Stations and is just a 20 minute drive to London Gatwick Airport. The village boasts a selection of amenities including a local shop, butchers, social club, doctor surgery and some excellent restaurants. There is also a Primary School in the village. There are some fantastic country pubs in the local vicinity and the nearby "Worth Way" is perfect for dog-walking and cycling.

You enter the property into a spacious entrance hall, with staircase straight ahead, access to the lounge on the right and kitchen/breakfast room to the left. There is a downstairs cloakroom off the hall, which has been fitted with a low-level WC and wash-hand basin. The lounge runs front to back on the right hand side of the house, and benefits from double aspect windows. The kitchen has been elegantly finished, fitted with feature island, integrated Bosh appliances including washer/dryer, fridge/freezer, electric oven, microwave, induction hob with extractor hood above, sink with drainer and an assortment of kitchen storage. There is a stylish dining area in the kitchen and French doors opening onto a side patio with glass porch cover and lush manicured gardens beyond. The entire ground floor benefits from under-floor heating. Upstairs, the landing is bright and airy and provides access to all rooms including a large airing cupboard and hatch to a partially boarded loft. The Master Bedroom sits on the right of the property, it easily fits a King size bed and comes complete with a fitted wardrobe, in addition to a walk-in dressing room and stylishly fitted en-suite shower room with low-level WC, wash hand-basin and heated towel rail. There are two other bedrooms on the left of the property, both again with fitted wardrobes, and both complimented by a luxurious family bathroom. The bathroom has been sophisticatedly fitted with sleek and elegant fixtures including a panel-enclosed bath with shower above, low-level WC, wash-hand basin, heated towel rail and practical storage. Both bathrooms benefit from under-floor heating.

Outside the property boasts a secluded corner-plot garden, which is mainly laid to lawn and partially terraced with two patioed areas and paved area behind the garage for a shed. It enjoys an abundance of sunshine throughout the day. There are a variety of beautiful plants and shrubs and a feature Acer tree. There is potential to add a garden room onto the rear of the lounge and the current owners have had plans drawn up for this, which will be available to view whilst viewing the property. At the front of the property there is driveway parking and a large modern garage, which has power and light and a large pitched roof, offering the potential for additional loft space. The current owner has fitted a charging point for electric vehicles in the garage. The garage also has a side door out to the rear garden. Within the new development there are an additional three visitor parking bays available.

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# Accommodation

## Ground Floor: Entrance Hall

6' 3" x 9' 6" (1.91m x 2.90m)

## Lounge

16' 10" x 12' 7" (5.13m x 3.84m)

## Kitchen / Breakfast Room

16' 10" x 13' 3" (5.13m x 4.04m)

## Cloakroom

2' 11" x 6' 1" (0.89m x 1.85m)

## First Floor: Master Bedroom

12' 11" x 11' 6" (3.94m x 3.51m)

## Dressing Room

5' 3" x 4' 11" (1.60m x 1.50m)

## En-Suite

8' 0" x 5' 3" (2.44m x 1.60m)

## Bedroom Two

9' 7" x 9' 5" (2.92m x 2.87m)

## Bedroom Three

13' 3" x 7' 4" (4.04m x 2.24m)

## Bathroom

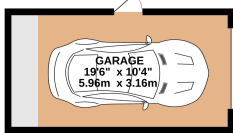
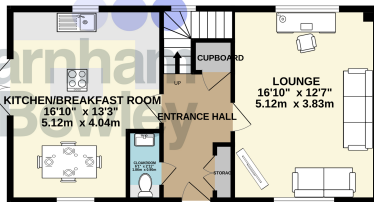
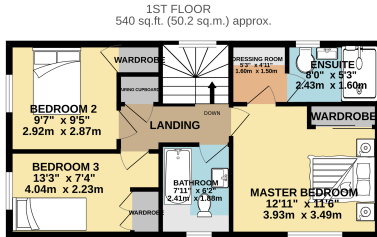
7' 11" x 6' 2" (2.41m x 1.88m)

## Landing

13' 3" x 2' 11" (4.04m x 0.89m)

## Outside: Garage

10' 4" x 19' 6" (3.15m x 5.94m)



GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.

9 GAGE CLOSE - FLOORPLAN  
TOTAL FLOOR AREA: 1281 sq.ft. (119.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Nearest Stations:**

East Grinstead Station (2.2 miles)

Dormans Station (3.4 miles)

Three Bridges Station (4.1 miles)

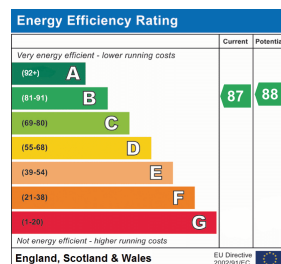
**Nearest Schools:**

Crawley Down Village CofE - Ofsted: Good (0.3 miles)

Felbridge Primary School - Ofsted: Good (1.3 miles)

Turners Hill CofE Primary School - Ofsted: Good (1.8 miles)

Copthorne Preparatory School - Independent School (1.6 miles)



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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