



## Oswald Norris Way, Woodgate, Pease Pottage, RH11 9UJ

Nestled on the charming development of Woodgate, Pease Pottage, this nearly new two-bedroom semi-detached house offers a delightful blend of modern living and convenience. The property is in excellent condition, making it an ideal choice for those seeking a comfortable and stylish home.

Upon entering, you will be greeted by an inviting open-plan living space on the ground floor, perfect for both relaxation and entertaining. The layout maximises natural light, creating a warm and welcoming atmosphere throughout. The design is both practical and aesthetically pleasing, catering to the needs of contemporary living.

Situated in a prime position within the development, this home boasts easy access to expansive open spaces, ideal for leisurely walks or outdoor activities. The property also features a carport with driveway, providing ample parking for up to two cars, along with an electric vehicle charging point.

For those who enjoy nature, the nearby Tilgate Forest offers a beautiful backdrop for outdoor pursuits, while the M23 road links ensure quick and easy access to Gatwick Airport and the stunning coastal areas. This location combines the tranquillity of suburban life with the convenience of urban amenities.

In summary, this property is a fantastic opportunity for anyone looking to settle in a well-connected and picturesque area. With its modern features, excellent condition, and proximity to both nature and transport links, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

**£410,000 Freehold**



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- 2 Bedroom Semis Detached House
- Open Plan Living Space
- Utility Area
- Cloakroom
- Newly Built
- Enclosed Rear Garden
- Carport & Driveway

Open Plan Living Room, Kitchen & Dining Room  
26'7" x 14'4" (8.12 x 4.39)

Rear Garden  
Carport & Driveway

Cloakroom  
5'8" x 3'1" (1.74 x 0.96)

Utility Cupboard

Stairs to first floor Landing

Bedroom 1  
14'3" x 9'3" (4.36 x 2.82)

Bedroom 2  
14'4" x 8'10" (4.37 x 2.70)

Bathroom

Outside

### Council Tax Band: C









Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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