



**1 Edward Place, Worth, Crawley, RH10 7ZE**  
**Guide Price £795,000**



JAMES DEANE  
ESTATE AGENTS





Edward Place is a beautifully maintained gated community of only five detached family homes. Built in 2016 by Benjamin Allen, this four double bedroom home has been thoughtfully designed and built to exacting standards.

First impressions count, the entrance hall is spacious with double doors opening to the lounge, a downstairs cloakroom & kitchen/breakfast room. The kitchen really is the hub of the home; the cabinetry specification used in the kitchen is one that buyers always gravitate towards. Warm colour tones, Shaker style, character features including a centre island that sits three people, all finished with quartz counter tops and of course integral appliances.

The flow around the ground floor is seamless, the kitchen area leads into the dining room then through to the lounge with a feature Charnwood log burner ideal for those cosy winter evenings. The lounge and kitchen have French doors that open onto the South facing rear garden.

Upstairs there are Four double bedrooms, the master bedroom benefits from an ensuite bathroom & air conditioning. All bedrooms are fitted with wardrobes. The family bathroom is well appointed with shower bath, vanity unit with inset sink & mixer tap, heated towel rail & under floor heating.

Outside, the enclosed rear garden has a beautiful, paved patio area, lawn with flower/shrub borders, gated side access & a side door which opens to the attached garage.

Edward Place has the popular Worth Way on its doorstep, ideal for runners, cyclists & dog walkers. Also located within easy reach of local shops, various schools, M23/Gatwick Airport and Three Bridges railway station with links to London & the South Coast.









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- Beautifully Designed Detached Family Home Offered With  
NO ONWARD CHAIN
- Four Double Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room with Centre Island
- Dining Room
- Lounge
- Downstairs Cloakroom
- Under Floor Heating Throughout, Air Conditioning to  
Kitchen/Dining Area & Master Bedroom
- Driveway & Garage
- Located Within a Favoured Area of Worth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>83</b>	<b>91</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Internal Area: 1582.31 sq ft**

**Tenure: Freehold**

**Local Authority: Crawley**

**Council Tax Band: F**

**Do you have a property to sell?**

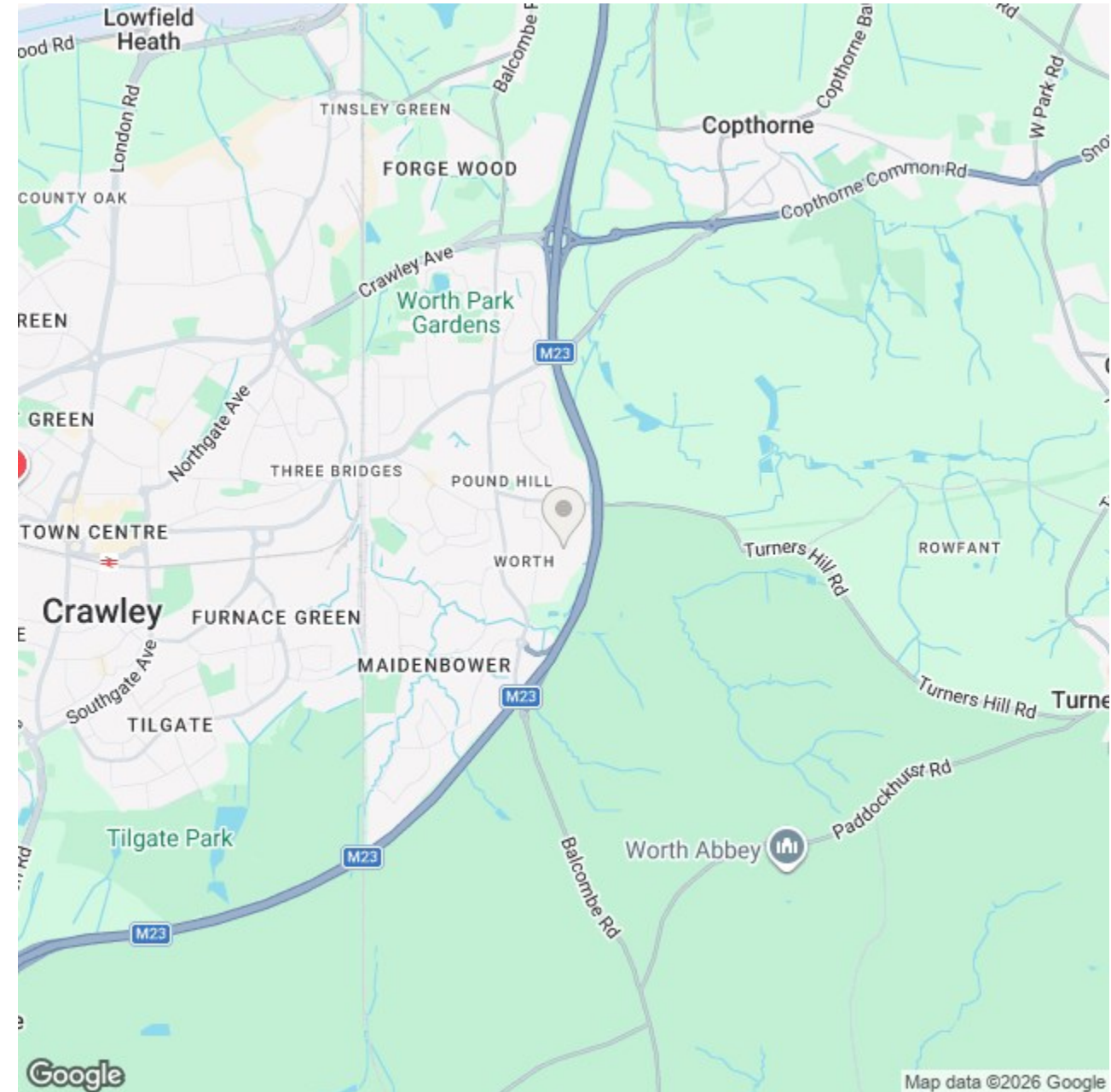
**If so we can provide you with a free market appraisal.**

**Do you need a solicitor?**

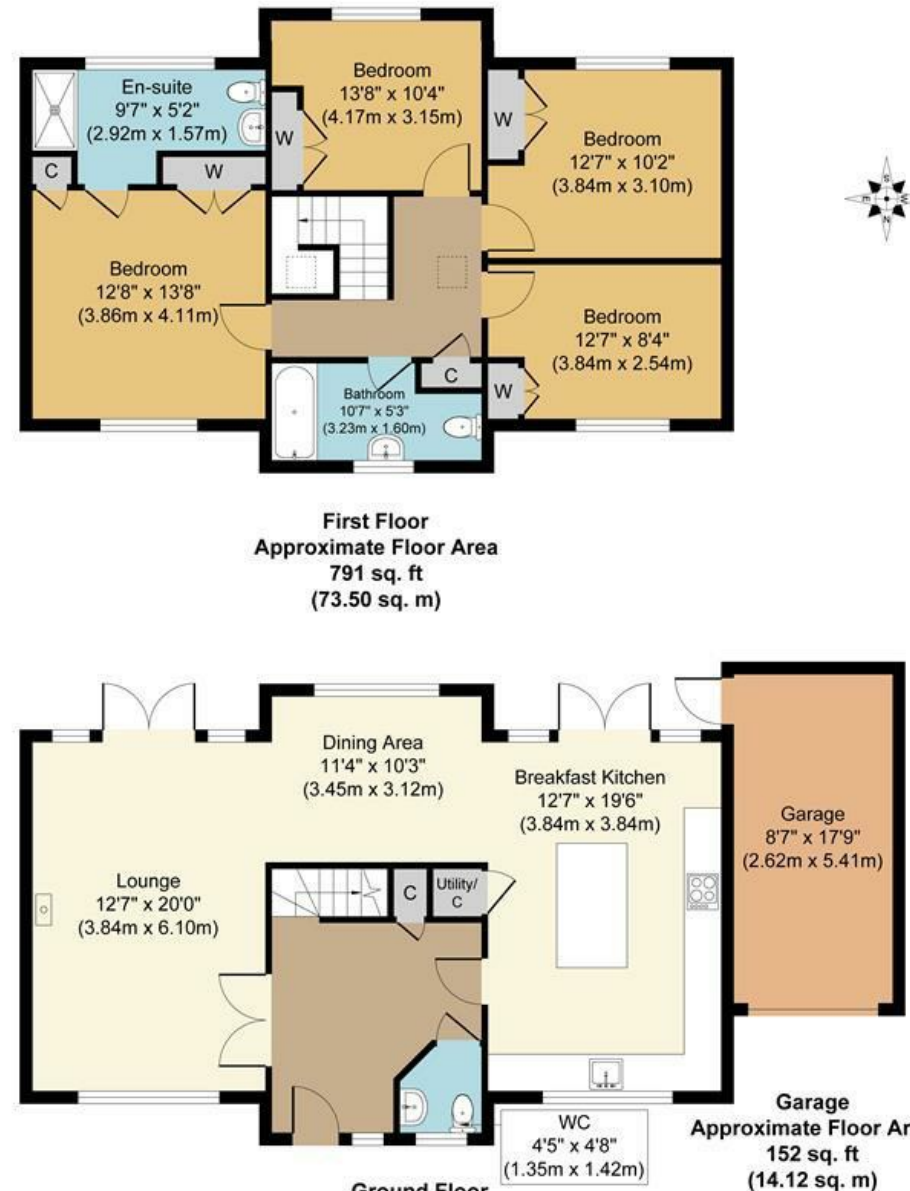
**We can provide you with no obligation quotes from our panel of preferred solicitors.**

**Do you need a mortgage?**

**We can refer you to our preferred panel of Independent Financial Advisors who have access to the whole of the marketplace.**



## FLOOR PLAN



First Floor  
Approximate Floor Area  
791 sq. ft  
(73.50 sq. m)

Ground Floor  
Approximate Floor Area  
791 sq. ft  
(73.50 sq. m)

Edward Place, RH10  
Approx. Gross Internal Floor Area 1582 sq. ft / 147.00 sq. m  
(Excluding Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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# JAMES DEAN

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