

Guide Price

£465,000

£450,000

Garnham
H Bewley

11 Hawmead, Crawley Down,



- Three Double Bedrooms
- Semi- Detached
- Refitted Kitchen
- Downstairs Cloakroom
- Three Reception Rooms
- Family Bathroom
- Front and Rear Gardens
- Driveway Parking

For further information contact Garnham H Bewley:

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11 Hawmead, Crawley Down, West Sussex RH10 4XY

A delightful and deceptively spacious three-bedroom family home, ideally situated within the sought-after village of Crawley Down, just a short distance from the picturesque Worth Way, village centre and highly regarded primary school.

This beautifully presented property offers generous and versatile living accommodation throughout, making it perfectly suited to modern family life. Upon entering, you are welcomed by an inviting entrance hall, complemented by a convenient downstairs cloakroom.

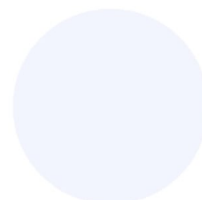
The heart of the home is the impressive kitchen, thoughtfully fitted with a comprehensive range of wall and base units, ample work surface space, a selection of built-in appliances and additional space for freestanding appliances. Flooded with natural light from a front-facing window and two Velux roof windows, the kitchen provides a bright and airy environment, whilst a side door offers easy access to the exterior. Positioned opposite is a separate dining room, ideal for both family meals and entertaining guests.

To the rear of the property lies a wonderful living room of excellent proportions, creating a warm and welcoming space in which to relax. This flows seamlessly into a delightful family room featuring double-aspect windows that bathe the room in natural light throughout the day. Sliding patio doors from the living room open directly onto the rear garden, perfectly blending indoor and outdoor living.

The first floor continues to impress, offering three generous double bedrooms and a beautifully appointed family bathroom. The bathroom is fitted with a separate shower cubicle, panel-enclosed bath, wash hand basin, low-level WC and a window to the front aspect, creating a stylish and practical space for the whole family.

Externally, the property benefits from driveway parking to the front, alongside an area of lawn and gated side access leading to the rear garden. The attractive rear garden features a patio seating area, ideal for al fresco dining and summer entertaining, which leads onto a well-maintained lawn providing plenty of space for children to play and families to enjoy.

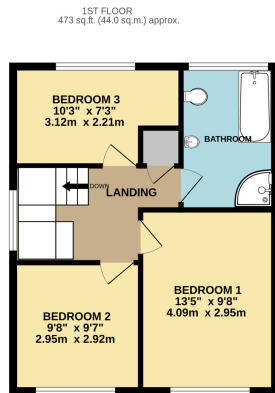
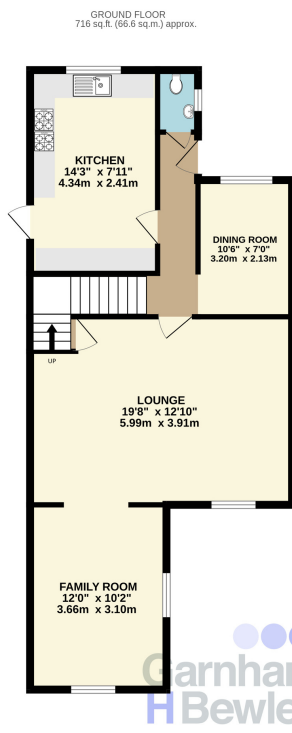
Combining spacious accommodation, excellent natural light and a highly desirable village location, this charming home offers an exceptional opportunity for families seeking a property ready to move straight into.



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Accommodation



11 HAWMEAD - FLOORPLAN

TOTAL FLOOR AREA : 1190 sq.ft. (110.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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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Entrance Hall

Downstairs Cloakroom

Living Room

19' 8" x 12' 10" (5.99m x 3.91m)

Kitchen

14' 3" x 7' 11" (4.34m x 2.41m)

Dining Room

10' 6" x 7' 0" (3.20m x 2.13m)

Family Room

12' 0" x 10' 2" (3.66m x 3.10m)

First Floor

Master Bedroom

13' 5" x 9' 8" (4.09m x 2.95m)

Bedroom 2

9' 8" x 9' 7" (2.95m x 2.92m)

Bedroom 3

10' 3" x 7' 3" (3.12m x 2.21m)

Family Bathroom



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NEAREST RAILWAY STATIONS

East Grinstead Station

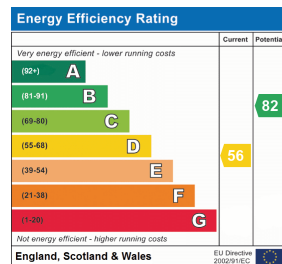
2.3 miles

Dormans Station

3.6 miles

Three Bridges Station

4.0 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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