



BLACK SCOTCH LANE



**40 STANFORD BROOK WAY, PEASE POTTAGE, CRAWLEY, WEST
SUSSEX, RH11 9GZ
OFFERS OVER £450,000
FREEHOLD**

***** BRIGHT AND SPACIOUS SEMI DETACHED HOME, WITHIN A STYLISH MODERN
VILLAGE *****

Woodgate is a contemporary modern village located just off junction 11 of the M23 in Pease Pottage. The development benefits from a village store, coffee shop, communal green spaces and also has it's own Primary School.

Through the front door of the property there is a generous entrance hall with storage under the stairs and a cloakroom. You have a dual aspect living room, then across the hall there is a bright, kitchen/dining room, which is also dual aspect, and has direct access to the garden.

On the first floor there is a landing with a cupboard housing the boiler, and access to a partially boarded loft. You have a light and airy principal bedroom, that benefits from an en-suite shower room. There are two further bedrooms, both of which able to accommodate double beds, and there is a well appointed family bathroom.

Outside there is a low maintenance garden, with a mix of walled and fenced boundaries, patio and lawn areas, with a handy rear access gate. Beyond the gate is a driveway for one car and a detached garage, with the bonus of an EV charging point.

The historic town of Horsham, which offers a wonderful range of shops, restaurants and bars, can be found just over 5 miles to the west of Woodgate. In addition, Crawley town is only a couple of miles to the north, and has a great range of high street stores and a large shopping centre. Both towns benefit from extensive transport links, including mainline trains to central London, Gatwick airport and the south coast. There are also a range of schools, both public and private, including the nearby Handcross Park and Cottesmore School.

- NO CHAIN
- LOUNGE
- CLOAKROOM
- GARAGE AND PARKING
- COUNCIL TAX BAND: D
- THREE BEDROOMS
- KITCHEN/DINING ROOM
- BATHROOM AND ENSUITE
- EV CHARGING
- EPC RATING: B





ROOM DIMENSIONS:

ENTRANCE HALL

16'1 x 6'10 (4.90m x 2.08m)

CLOAKROOM

5'9 x 3'5 (1.75m x 1.04m)

LOUNGE

15'11 x 10'0 (4.85m x 3.05m)

KITCHEN/DINING ROOM

15'11 x 11'5 (4.85m x 3.48m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'7 x 11'1 (3.53m x 3.38m)

ENSUITE SHOWER ROOM

9'0 x 4'6 (2.74m x 1.37m)

BEDROOM TWO

10'2 x 8'8 (3.10m x 2.64m)

BEDROOM THREE

12'2 x 7'0 (3.71m x 2.13m)

BATHROOM

7'3 x 7'0 (2.21m x 2.13m)

GAS CENTRAL HEATING

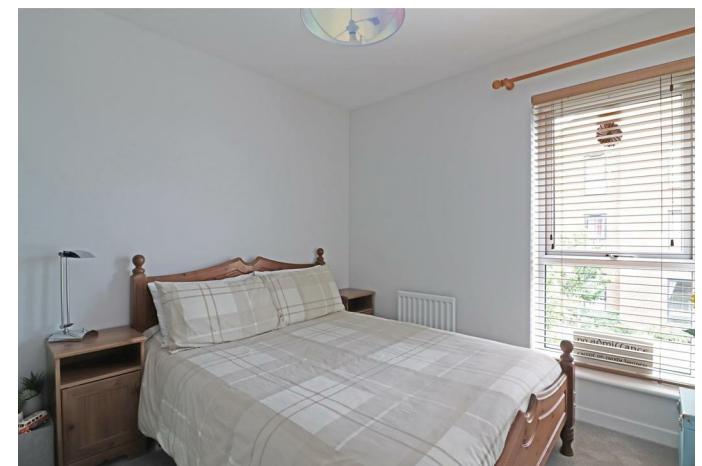
DOUBLE GLAZED WINDOWS

DETACHED GARAGE

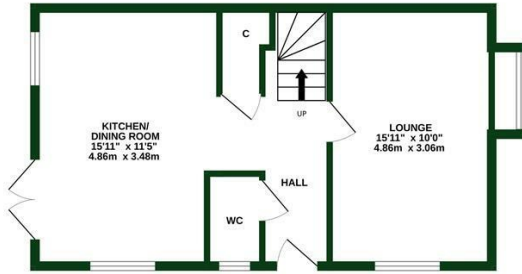
OFF ROAD PARKING FOR ONE CAR

REAR GARDEN

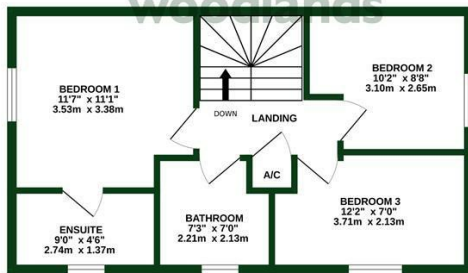
ESTATE CHARGE: £412 PER ANNUM



GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 sq.m.) approx.
While 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.
Made with Metrepro 02/24



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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