

Price:

£525,000

Garnham
H Bewley

9 Gage Close, Crawley Down,



- 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 & Parking, including for Visitors
- Excellently Positioned in the Old Grounds of Tiltwood

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



9 Gage Close, Crawley Down, West Sussex RH10 4XS

Garnham H Bewley are thrilled to present this stunning, newly built three-bedroom family home, perfectly positioned in the heart of the ever-popular Crawley Down Village—a true gem blending countryside charm with modern convenience.

Just a short drive from East Grinstead, Three Bridges Station, and London Gatwick Airport, this vibrant village offers everything from cosy pubs and excellent restaurants to a butcher, local shop, doctor's surgery, and a fantastic primary school. Nature lovers will adore the nearby Worth Way, ideal for dog walks, bike rides, or a peaceful weekend stroll.

🏠 Inside the Home

Step through the front door into a bright, spacious hallway, setting the tone for the stylish interior throughout. To your right, the dual-aspect lounge stretches from front to back—bathed in natural light and perfect for relaxing or entertaining. To the left, the showcase kitchen steals the scene with its sleek island, Bosch integrated appliances, and generous dining space. Throw open the French doors and step out onto the patio—ideal for morning coffee or evening drinks. Underfloor heating runs throughout the ground floor, adding an extra touch of luxury.

A chic cloakroom and roomy understairs cupboard completes the downstairs layout, while upstairs, the airy landing leads to three beautifully presented bedrooms and a large airing cupboard. The master suite is a true retreat, complete with a fitted wardrobe, walk-in dressing area, and a stylish en-suite shower room. Two further bedrooms, one a good-size double and the other a large single—both with built-in wardrobes—share a luxurious family bathroom fitted with elegant fixtures and underfloor heating.

🌿 Outdoor Living

Set on a secluded corner plot, the garden is a sun-soaked haven, with manicured lawns, two patio areas, paving behind the garage for a shed and vibrant planting—including a standout Acer tree. There's even potential for a garden room, with plans already drawn up.



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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)

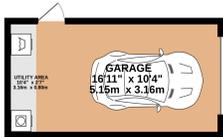
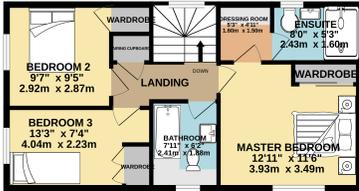
Landing

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

Outside: Garage

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

1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-interpretation. This plan is for information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown herein have 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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		87	88
		EU Directive 2002/91/EC	

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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