



## Cuckfield Close, Bewbush, Crawley, RH11 8UE

Guide Price £340,000 - £350,000

A well-presented and modernised three-bedroom terraced house offers comfortable and contemporary living accommodation, extending to approximately 1,023 sq ft. The property has been thoughtfully updated and is well suited to modern living.

On entering the property, there is a spacious reception room providing an ideal space for both everyday living and entertaining. The refitted kitchen features modern fittings and ample storage, and replacement double-glazed windows are fitted throughout, helping to create a bright interior and improve energy efficiency.

Upstairs, there are three well-proportioned bedrooms and a well-maintained family bathroom. Externally, the property benefits from an enclosed, low-maintenance rear garden, offering a private outdoor space. The house is being sold with no onward chain, allowing for a straightforward purchase.

The location is convenient for Fastway bus routes, local schools, and nearby shops, making it suitable for first-time buyers or families alike.

Please let me know if you need anything further or would like to discuss the valuation in more detail.

**£335,000 Freehold**

# Cuckfield Close, Bewbush, Crawley, RH11 8UE



- 3 Bedrooms
- Well Presented Throughout
- No Onward Chain
- Refitted Kitchen & Bathroom
- Useful Cloakroom
- Near to Fastway Bus stops
- Modern Gas Boiler & Replacement Double Glazed Windows
- Enclosed Rear Garden

Entrance Lobby

Entrance Hall

Cloakroom

Living Room

15'11" x 14'2" (4.87 x 4.34)

Refitted Kitchen

10'9" x 9'8" (3.30 x 2.95)

Rear Hall

Utility Room

6'6" x 5'8" (2.0 x 1.74)

Stairs to first floor Landing

Bedroom 1

11'6" x 10'0" (3.51 x 3.05)

Bedroom 2

14'4" x 8'7" (4.39 x 2.63)

Bedroom 3

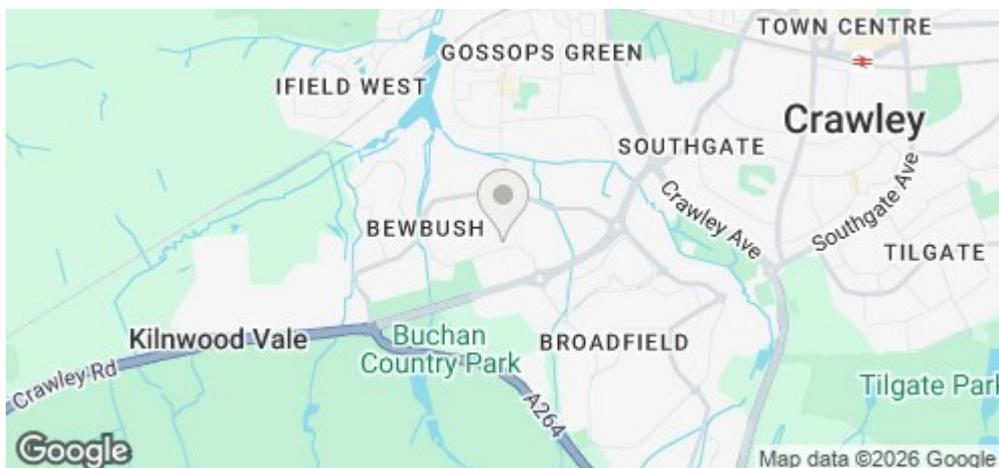
8'10" x 8'3" (2.70 x 2.54)

Refitted Bathroom

Outside

Rear Garden

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	