



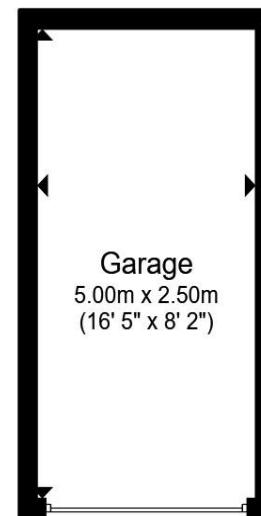
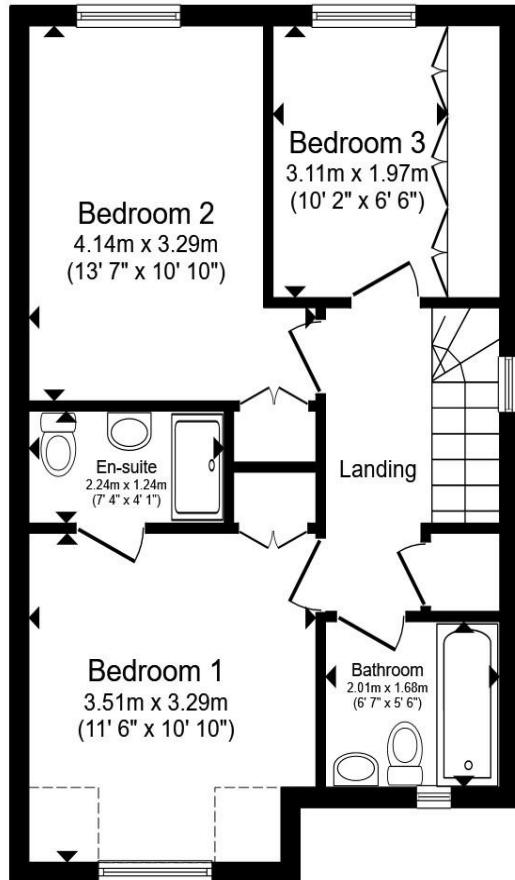
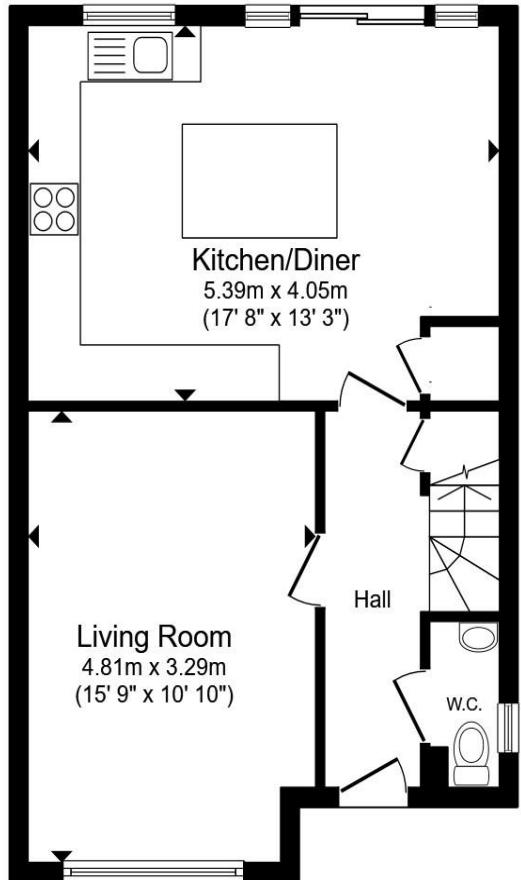
**Whalebone Wood Road, Pease Pottage, Crawley, RH11 9GE**

**welcome to**

## **Whalebone Wood Road, Pease Pottage Crawley**

A beautifully presented modern three-bedroom semi-detached family home, ideally located in the popular village of Pease Pottage, Crawley.  
Driveway for multiple cars and a garage.





Total floor area 104.5 m<sup>2</sup> (1,125 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Whalebone Wood Road, Pease Pottage Crawley

- Modern three-bedroom semi-detached family home
- Front-facing living room with space for multiple sofas
- Modern open-plan kitchen/diner with integrated appliances and central breakfast island
- Attractive rear garden with patio, lawn, mature shrub borders
- Driveway providing off-road parking & Garage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

**£550,000**



view this property online [fox-and-sons.co.uk/Property/CRA111831](http://fox-and-sons.co.uk/Property/CRA111831)

### Property Description

Upon entering the property, you are welcomed into a bright and spacious entrance hall, providing access to the downstairs WC and stairs rising to the first floor. The living room is positioned at the front of the property and offers generous space to comfortably accommodate multiple sofas, creating an ideal area for relaxation.

To the rear of the home is the impressive open-plan kitchen/diner, fitted with a range of contemporary wall and base units with work surfaces above. The kitchen benefits from integrated appliances throughout and features a central breakfast island, making it both practical and sociable. There is ample space for a dining table and chairs, with doors leading directly out to the rear garden, perfect for indoor-outdoor living.

Upstairs, the property offers two well-proportioned double bedrooms, with the primary bedroom benefiting from a stylish en-suite shower room. The third bedroom is a spacious single and includes fitted wardrobes. Completing the first floor is the modern family bathroom, comprising a WC, wash basin and bath.

Externally, the property boasts a private driveway providing access to the garage, as well as side access to the garden. The rear garden features a patio area ideal for entertaining, leading onto a mainly laid-to-lawn garden with mature shrub borders. At the end of the garden is a raised decked seating area, offering a perfect space to enjoy outdoor dining or relaxation.



Please note the marker reflects the postcode not the actual property



Property Ref:  
CRA111831 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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