

Property details **approval form**

2 Fermandy Lane, Crawley Down, Crawley, West Sussex, England, RH10 4UB

Date: 28 October 2026

Property Ref and Version: COP404548 - 0006

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £600,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Detached family home with four-bedrooms in a sought-after village location
- > Two Spacious Reception Rooms
- > Kitchen With Separate Utility Room
- > Generous Plot with excellent potential to extend (subject to permissions)
- > No Onward Chain
- > Spacious rear garden perfect for children, pets and outdoor gatherings, with a Summer house with power, ideal as a home office or garden retreat
- > Spacious Driveway with Double Garage and Parking for Multiple Vehicles
- > Located in the Lovely Village of Crawley Down, Close to Local Amenities and the Village School

○ Short Description

Spacious four-bedroom detached home in the heart of Crawley Down, featuring a generous garden, double garage, ample parking and excellent extension potential. A fantastic opportunity to create a truly outstanding family home, all within walking distance of village amenities and schools.

○ Long Description

If you're looking for a home that offers space and exciting potential for the future, this four-bedroom detached property in the heart of Crawley Down could be the perfect fit. Set on a generous plot, it provides excellent scope to extend or reconfigure, subject to the necessary permissions, creating an exceptional long-term family home.

The bright and spacious living room features a beautiful bay window, while a separate dining room is ideal for family meals and entertaining. The kitchen offers ample storage and workspace, complemented by a useful utility room. The flexible layout provides plenty of opportunity to update and personalise to suit modern family living.

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Outside, the property continues to impress with a large driveway providing parking for multiple vehicles, a detached double garage, and a generous rear garden offering plenty of space for outdoor entertaining. A powered summer house adds further versatility, making an ideal home office, gym, or peaceful retreat.

The property's greatest attraction is its potential. Whether you're looking to expand the living accommodation, create a larger kitchen, or design your forever home, there is plenty of opportunity to add value and make it your own.

Conveniently located within walking distance of the village school, local amenities, and offered with no onward chain, this is a rare opportunity to secure a spacious family home in a sought-after village setting.

○ Directions

○ Agents Note

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○ Room Description

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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○ Room Description

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○ Room Description

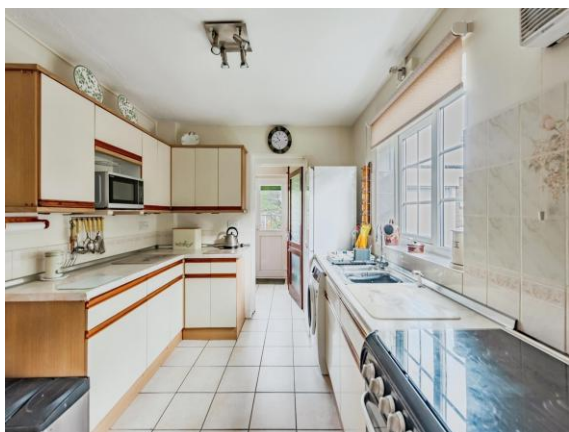
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○ Property Images



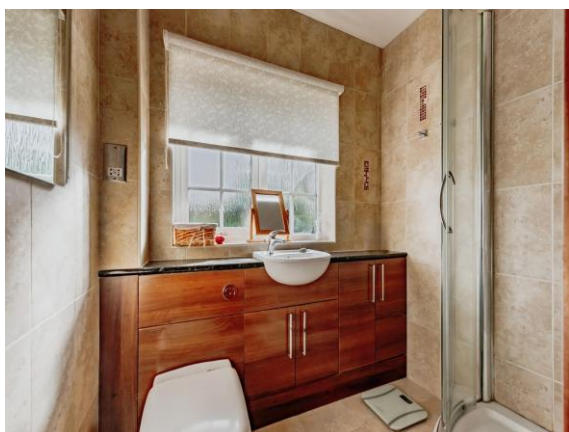
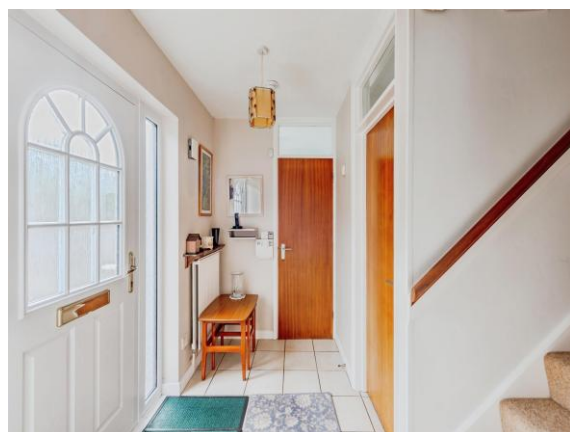
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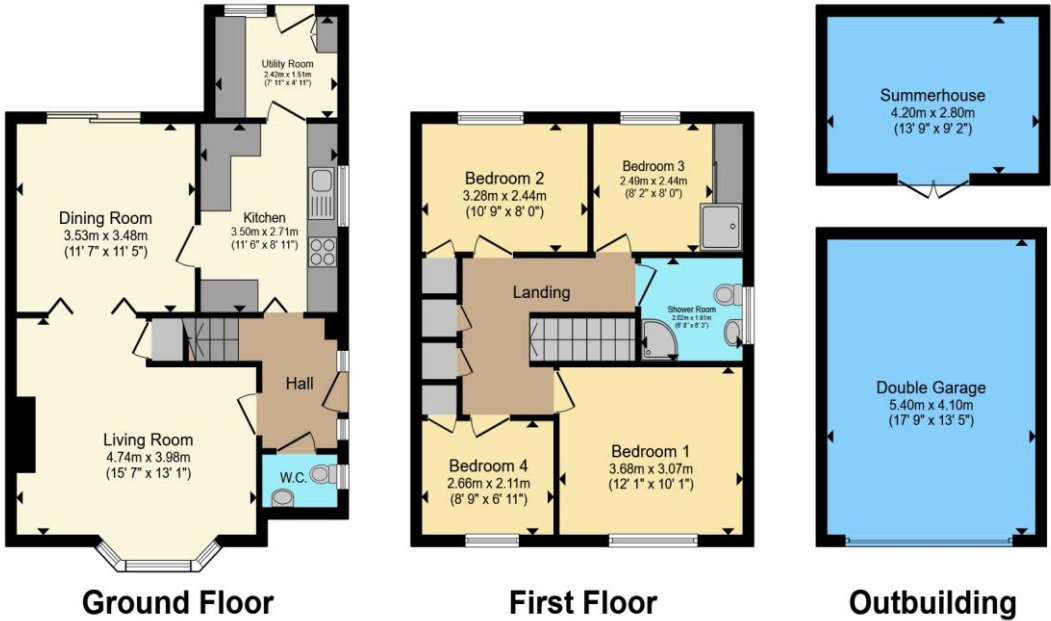
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Floor Plan



Total floor area 123.4 m² (1,329 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



Approval

Signature		Date
Jay Melton-Ball		
Mr G. Wickens		