



109 LION LANE

Turners Hill, Crawley, West Sussex



A WELL-PROPORTIONED HOUSE, IN NEED OF REFURBISHMENT

This attractive mid-terraced house, offers huge potential to create a wonderful family home, set in a popular village on the edge of Ashdown Forest and within the High Weald National Landscape Area.



Local Authority: Mid Sussex District Council

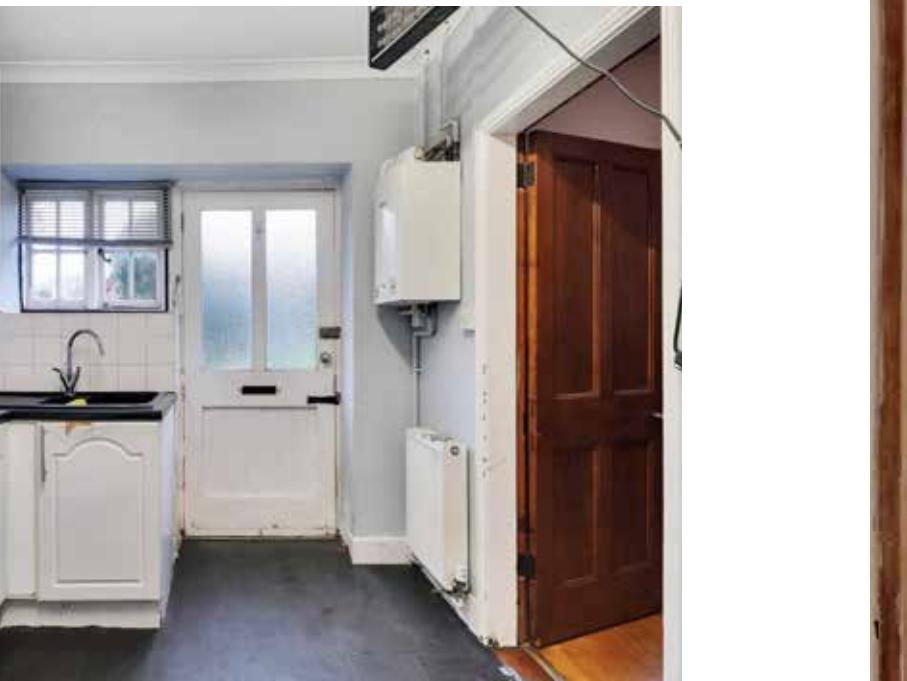
Council Tax band: C

Tenure: Freehold

Services: Mains water, gas and electricity. Gas-fired heating. Mains drainage.

Three Bridges station 4 miles (London Bridge from 34 minutes). East Grinstead station 4 miles (London Bridge from 55 minutes). Gatwick airport 7 miles. Tunbridge Wells 8 miles.

Postcode: RH10 4NU www.what3words.com/ecologist.handfuls.cheesy



CONVENIENT LOCATION IN THE HEART OF A POPULAR VILLAGE

The property is located in the charming village of Turners Hill, on the edge of the High Weald National Landscape Area and close to Ashdown Forest. Turners Hill offers local amenities serving everyday needs including a primary school, village store, churches and two public houses. A wider range of facilities are available at the larger centres of East Grinstead and Crawley. This is a superb location for the commuter, with railway stations at Three Bridges, East Grinstead, Dormans and Haywards Heath. Gatwick airport and station are also within easy reach.

There is an excellent choice of schooling in the area, in both the private and state sectors, including Handcross Park School (Haywards Heath), Copthorne Preparatory, Worth School, Ardingly, Brambletye at East Grinstead, The Steiner School at Forest Row, Lingfield College and Cumnor House (Danehill).



THE PROPERTY AND GARDENS

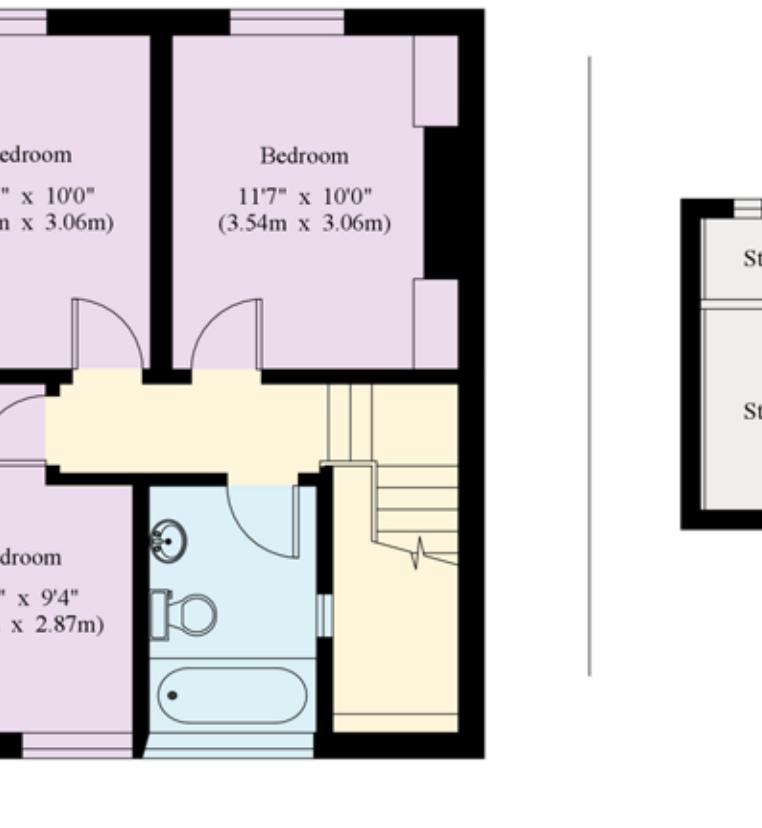
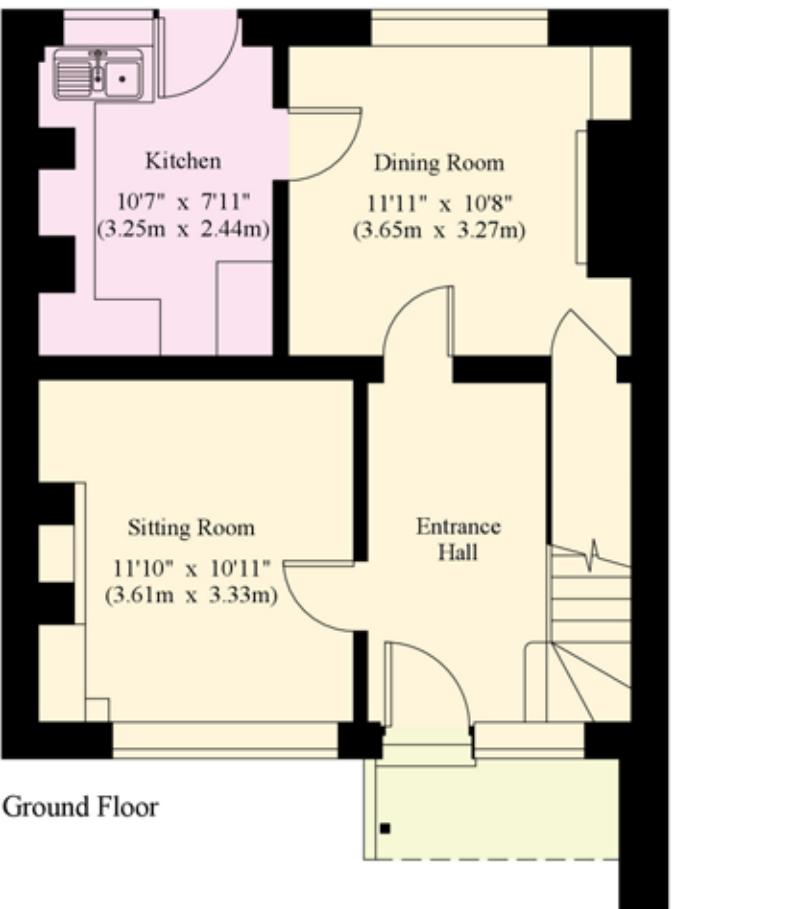
This attractive mid-terraced family house offers well-proportioned accommodation arranged over two floors. The property is in need of refurbishment but offers huge potential for a prospective buyer to create a wonderful family home.

The front door opens into a reception hallway giving access to the two reception rooms. At the front of the house there is a sitting room with a feature fireplace and large window overlooking the front. To the rear there is a dining room with a feature fireplace and window overlooking the rear garden. A door leads through to the kitchen which has a range of fitted units and a door to the rear garden.

On the first floor, there are three bedrooms as well as a family bathroom.

Outside, the house is approached over a pathway leading to the front door. To the rear of the house there is a small terrace, leading on to the lawned garden. At the far end of the garden there is a garden shed and a brick built outbuilding providing two store rooms. A pedestrian gate leads out to a dedicated parking space.





Approximate Gross Internal Area =
House: 92.0 sq m / 990 sq ft. Outbuildings: 4.6 sq m / 49 sq ft.
TOTAL: 96.6 sq m / 1039 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Restricted Height



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