

Guide Price
£450,000

£425,000

Garnham
H Bewley

22 Forest Close, Crawley Down,



- Three Bedrooms
- Extended Semi-Detached
- Lounge / Dining Room
- Kitchen / Breakfast Room
- Downstairs W.C.
- Front and Rear Gardens
- Driveway and Garage En-bloc
- No Onward Chain

For further information contact Garnham H Bewley:

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



22 Forest Close, Crawley Down, West Sussex RH10 4LT

Guide Price £425,000 - £450,000. Garnham H Bewley are delighted to offer for sale this extended three-bedroom semi-detached home, ideally situated in the highly sought-after village of Crawley Down and offered to the market with no onward chain.

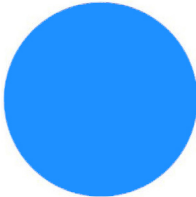
The property welcomes you with an inviting entrance hall leading into a spacious and light-filled lounge, creating the perfect space for relaxing or entertaining. To the rear, the home has been thoughtfully extended to provide a generous kitchen, fitted with a comprehensive range of wall and base units, extensive work surfaces, a built-in oven, and a one-and-a-half bowl sink with drainer. There is ample space for a dining table and chairs, while bi-fold doors open seamlessly onto the rear garden, allowing plenty of natural light to flood the room and creating an excellent indoor-outdoor living space.

The ground floor also benefits from a practical utility area and a convenient downstairs WC.

Upstairs, the property offers two well-proportioned double bedrooms, a comfortable single bedroom, and a modern family bathroom.

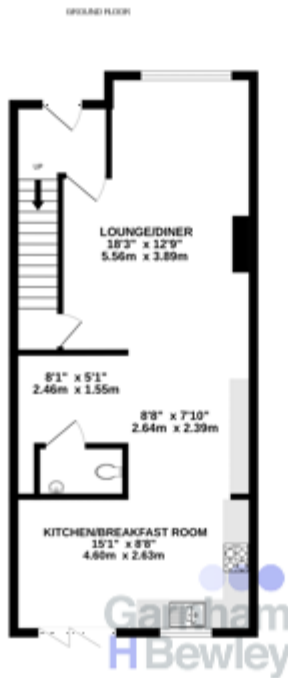
Outside, the rear garden features a patio area, ideal for outdoor dining and entertaining, with steps leading to a rear gate providing direct access to the garage and allocated parking.

Offered with no onward chain, this fantastic home is perfectly positioned within easy walking distance of Crawley Down Village and the highly regarded Crawley Down Village C of E Primary School, making it an excellent choice for families, first-time buyers, and those looking to enjoy village life with excellent local amenities close at hand.



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Accommodation



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

Lounge / Diner

18' 3" x 12' 9" (5.56m x 3.89m)

Kitchen / Breakfast Room

15' 1" x 8' 8" (4.60m x 2.64m)

Kitchen Area

7' 10" x 8' 8" (2.39m x 2.64m)

Utility Area

8' 1" x 5' 1" (2.46m x 1.55m)

Downstairs Cloakroom

First Floor

Master Bedroom

13' 0" x 9' 2" (3.96m x 2.79m)

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m)

Bedroom 3

7' 9" x 6' 6" (2.36m x 1.98m)

Family Bathroom

Garage En-bloc

Parking



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NEAREST RAILWAY STATIONS

East Grinstead Station

2.4 miles

Dormans Station

3.7 miles

Three Bridges Station

3.9 miles

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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