

Brougham Lane, Pease Pottage

Offers in Region of **£575,000**

Henry Adams
estate agents

Brougham Lane

Pease Pottage, Crawley

Henry Adams are pleased to present to the market this impressive four bedroom semi detached house, built in 2017 by Riverdale Homes, this modern home offers spacious and contemporary living for the whole family.

Internally, the property comprises of a large and welcoming entrance hall, with a range of built in storage and access to a modern downstairs WC. To the front of the property, there is a modern and spacious kitchen / diner, offering a fantastic space to host and entertain. The kitchen itself boasts ample storage, and a range of integrated appliances throughout, including an eye level double oven. To the rear of the property, there is a well presented lounge, spanning the full width of the property, with patio doors to the rear garden, flooding the room with light. The ground floor benefits from under floor heating throughout.

On the first floor, there is a large landing with loft access to a boarded loft with a ladder and light, there is a master bedroom, with matching 'his and her' wardrobes to the side, which lead through to a beautifully presented en-suite shower room. There is also a second double bedroom to the rear, offering fantastic views of the open woodland to the rear, this also boasts a modern en-suite shower room and a range of fitted wardrobes.



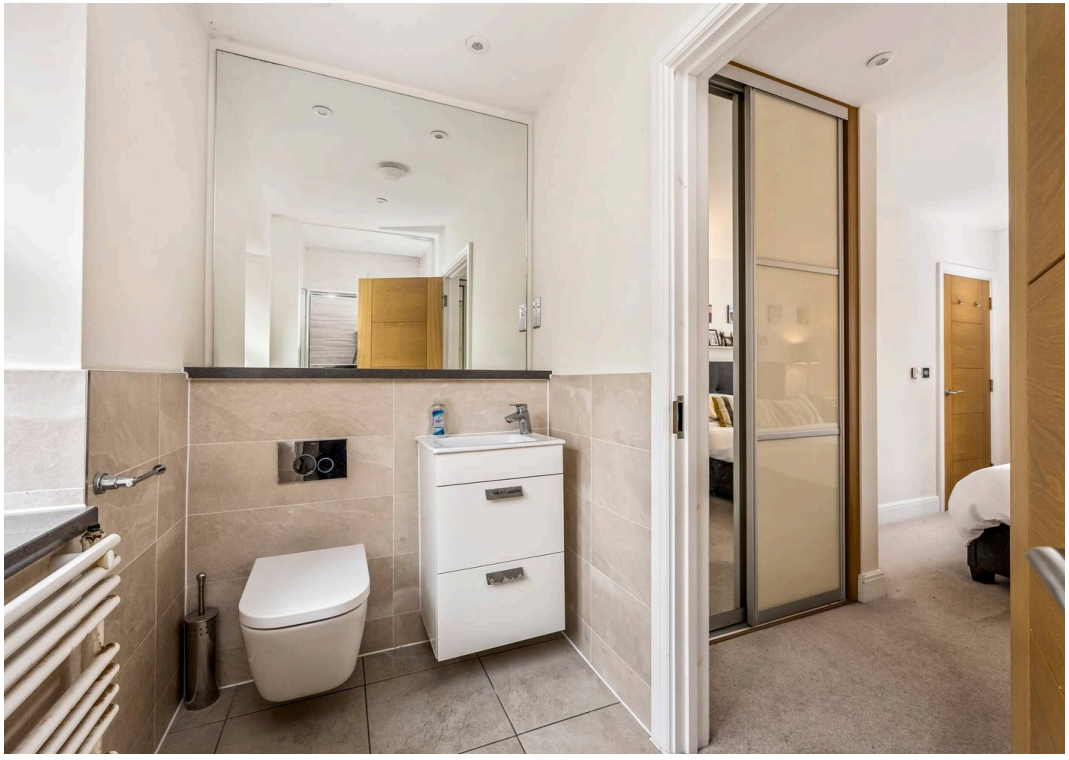





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In addition to this, there is a further double bedroom with fitted wardrobes, and a fourth bedroom ideal as a home office or children's bedroom. The accommodation is complete with a modern family bathroom, with both bath and shower facilities.

Externally, there is a garage and driveway for 2 cars, to the front of the property, with the garage offering rear access to the garden. The garden itself boasts a large garden, laid to lawn with a garden shed, enclosed by fences.

Situated in this popular village location, there is access to a Village Pub, Community store, and Cafe. There is also a range of transport links close by with unrivalled access to the A23 & M23 for access to London. There is also ample countryside walk with Tilgate Park & Handcross within easy reach.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

Entrance Hall

WC

Kitchen / Diner

Lounge

First Floor Landing

Master Bedroom

En-Suite

Bedroom 2

En-Suite 2

Bedroom 3

Bedroom 4

Family Bathroom





GROUND FLOOR

FIRST FLOOR

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Brougham Lane

Approximate Internal Area = 1387.79 sq ft / 128.93 sq m
Garage = 198.16 sq ft /18.41 sq m
Total = 1585.95 sq ft / 147.34 sq m

For identification only - not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.