



## Alder Close, Crawley Down

Guide Price £425,000 – £450,000

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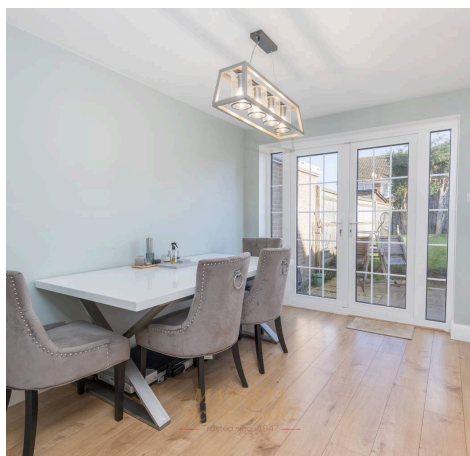


- An upgraded and redesigned three-bedroom semi-detached family home
- Situated in a quiet cul-de-sac in the heart of the village of Crawley Down
- Entrance hall-Downstairs cloakroom -Under-stairs cupboard
- Light and airy living room with a feature recessed open plan kitchen - dining room with patio doors overlooking the rear garden
- Two double bedrooms, a further single, refitted bathroom
- Extensive frontage providing parking for several vehicles
- Garage with light, power, and a door to the garden
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'D'

This beautifully maintained and upgraded three-bedroom semi-detached family home is designed in the ever-popular *Rushton* style, offering generous living space, modern finishes, and a peaceful cul-de-sac location.

Set on a wide plot with an extensive frontage, the property features a block-paved driveway providing ample off-road parking for multiple vehicles.

A side entrance leads into a bright and welcoming hallway with space for coats and shoes, an under-stairs storage cupboard, and a convenient downstairs cloakroom fitted with a frosted window, WC, and wash hand basin—the ground floor benefits from elegant light ceramic stone flooring throughout, giving a modern feel. The spacious living room is filled with natural light from a large picture window overlooking the front of the property. There is ample room for two or three-seater sofas and additional freestanding furniture, making it an ideal space for relaxation and family time.





Positioned at the rear of the home, the open-plan kitchen and dining area offer a perfect setting for everyday living and entertaining. The kitchen is fitted with an attractive range of wall and base units, work surfaces with an inset sink, space for a gas oven, plumbing for a washing machine, and room for a fridge-freezer. A breakfast bar provides additional seating and preparation space. The adjoining dining area comfortably accommodates a six-seater table, with patio doors and windows overlooking the east-facing rear garden, allowing plenty of morning sunlight and direct access to the outdoors.

Stairs from the entrance hall lead to a bright first-floor landing with access to the loft and an airing cupboard. There are two generously sized double bedrooms, each large enough for a king-size bed and fitted or freestanding wardrobes, while the third bedroom is perfect for a single bed, nursery, or home office. The family bathroom includes a frosted window to the side, a panelled bath with a shower attachment, a wash hand basin, a WC, part-tiled walls, a heated towel rail, and recessed spotlights for a clean, modern finish.

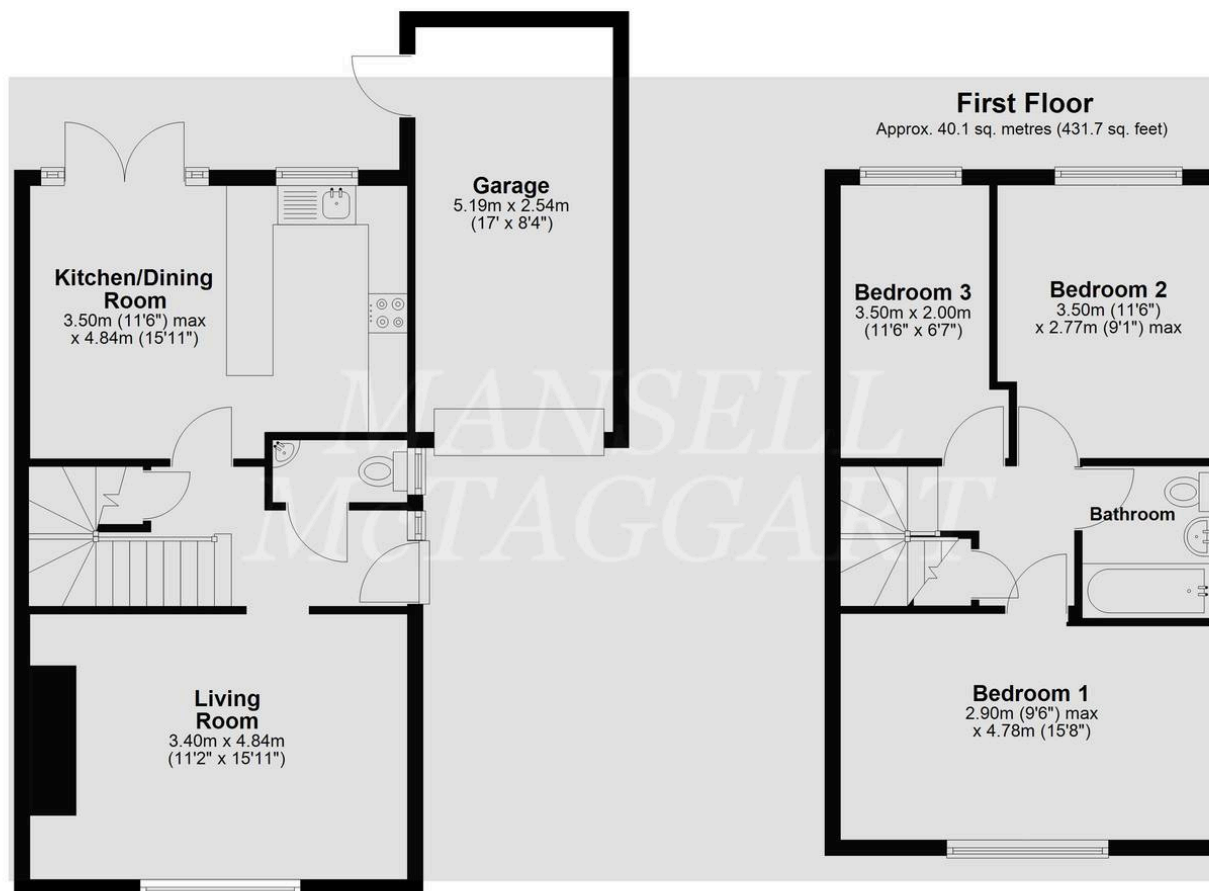
The attached garage benefits from power, lighting, and an up-and-over front door, with an additional rear door providing access to the garden. The rear garden is mainly laid to patio, designed for low maintenance, and enclosed by panel fencing with partial tree screening, offering privacy and a pleasant outdoor retreat for relaxing or entertaining.





## Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



Total area: approx. 96.6 sq. metres (1040.0 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Copthorne

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