

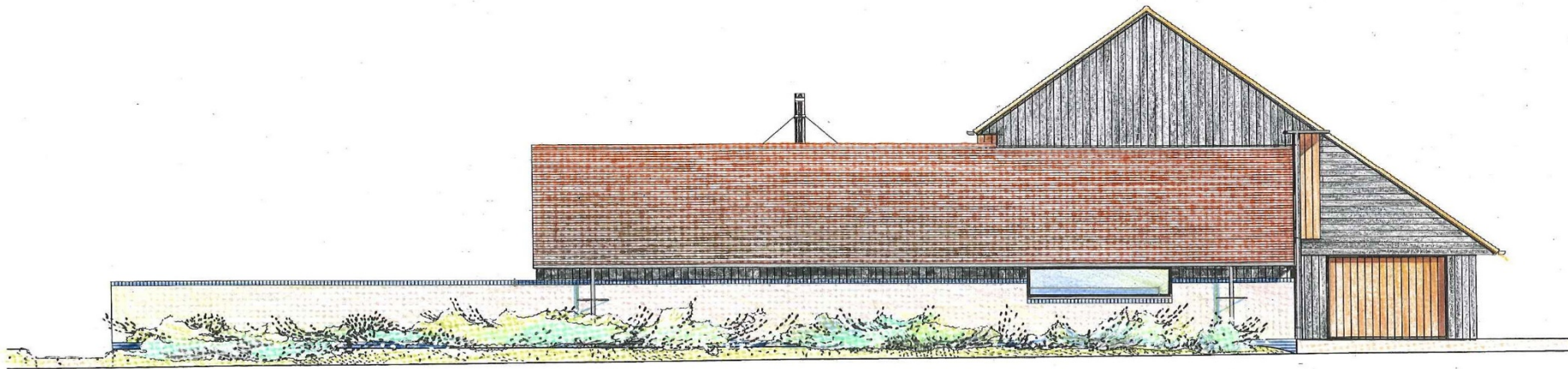
SITE A



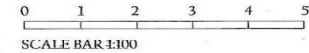
EAST ELEVATION 1:100



WEST ELEVATION 1:100



NORTH ELEVATION 1:100



PHILIP ANDREWS: ARCHITECT: ARB: in association with: JAMES BRECKELL: ARCHITECT: ARB: RIBA  
Adur Business Centre, Little high Street, Shoreham by Sea, BN43 5EG, Tel 01273 842 435, Email: phiandrews@aol.com

Building Plot at Tiltwood West (Site A),  
Hophurst Lane, Crawley Down, West Sussex, RH10 4LL

Guide Price £425,000

Howard Cundey are pleased to offer for sale a building opportunity in Crawley Down with full planning permission for a detached home of approximately 2,000 square feet

DESCRIPTION

A wonderful opportunity to build your own dream home. The Building Plot is offered for sale with full planning permission to erect a 2,000 Sq Ft (approx) characterful home with open planning family living over two floors.

The accommodation offers flexibility with a ground floor bedroom in addition to the further three bedrooms including master suite on the first floor. Everything has been thought of from fitted wardrobes in each bedroom to the first floor utility room to make even the smallest chores a little easier. Along with a planned wood burner to the main living room and a separate media room the plans offer a great opportunity for its purchaser

Details of the planning can be accessed via the Mid Sussex District Council Website Planning Reference DM/15/4478

Viewing is strictly by appointment only

LOCATION

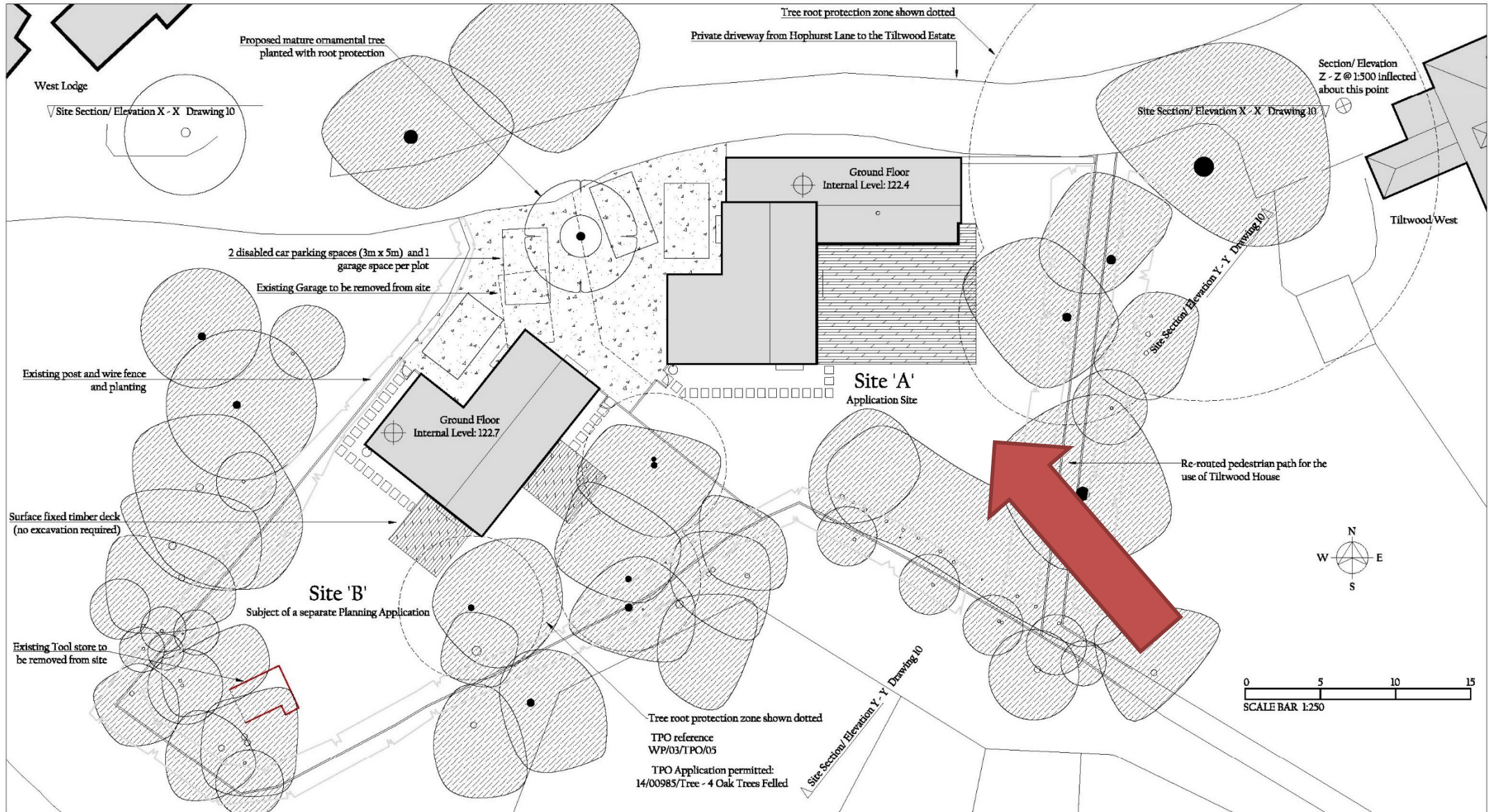
The plot is situated close to the outskirts of this popular village yet is within half a mile of the major amenities with its own shopping parade. It is within five minutes' walk of the primary school and modern health centre. The two nearest towns in the vicinity are East Grinstead and Crawley, both with good shopping centres and other amenities. For the commuter, Three Bridges, Gatwick and East Grinstead are the most convenient stations with main line services of trains to both London and the coast. Access to the M23 motorway is just over three miles to the west giving access to Gatwick airport and in turn linking with the London M25 orbital motorway.

ROUTE TO VIEW

From the north, proceed on the A22 until reaching the traffic lights at the Travel Inn Hotel at Felbridge. Turn right onto the Copthorne Road (A264) and after 200 yards bear left into the Crawley Down Road. Follow this road into the village and the property will be found on the right-hand side shortly after the Haven Centre. Alternatively, from the M23, leave at Junction 10 and head in an easterly direction on the A264 (signposted East Grinstead). Carry straight on at the first roundabout, passing the Copthorne Hotel on the right and continue until reaching the next roundabout with the Dukes Head Public House directly in front of you. Turn right onto the B2028 and after some distance take the first turning on the left into Sandy Lane. Continue to the far end of the road, turn left into Hophurst Lane (by the war memorial) and after a short distance on the left hand side you will see the entrance to Tiltwood West on the left hand side enter via the private driveway and the plot is situated on the right hand side just before the main house.

Residential Development for a single House to the West of  
Tiltwood West, Hophurst Lane, Crawley Down, West Sussex, RH104LL

September 2015  
Drawing no:PAJB 03/ planning 05



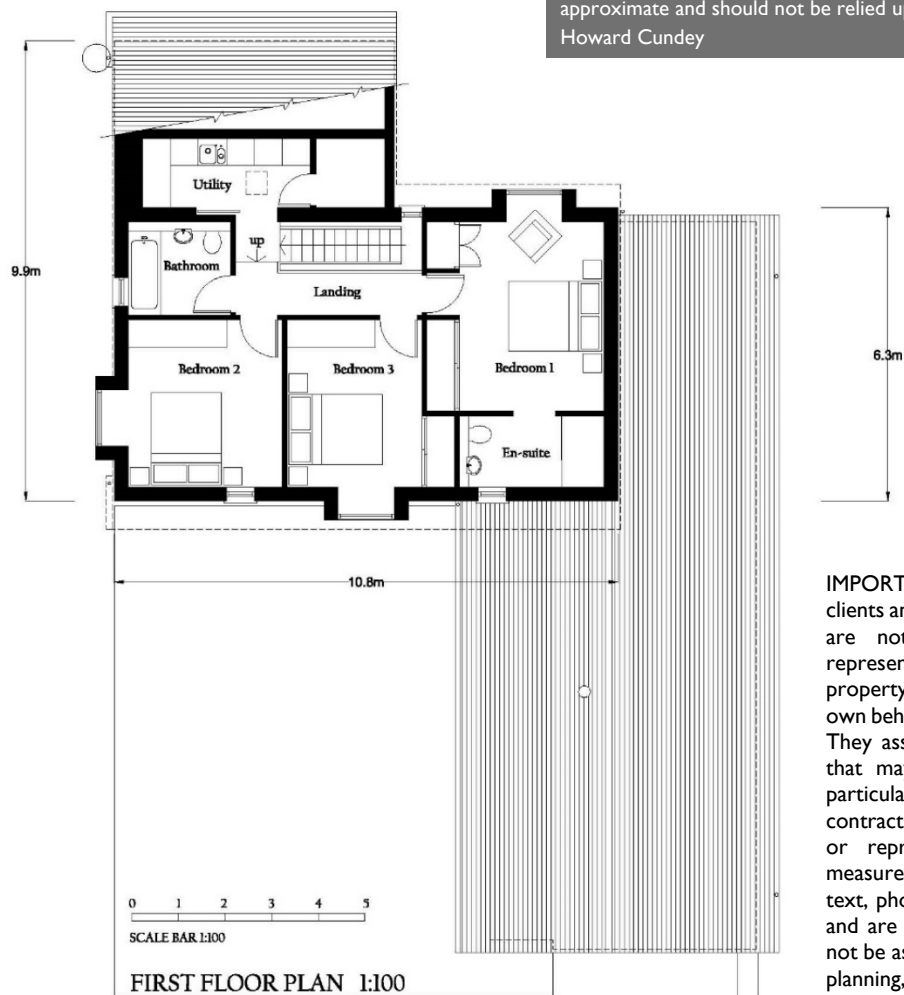
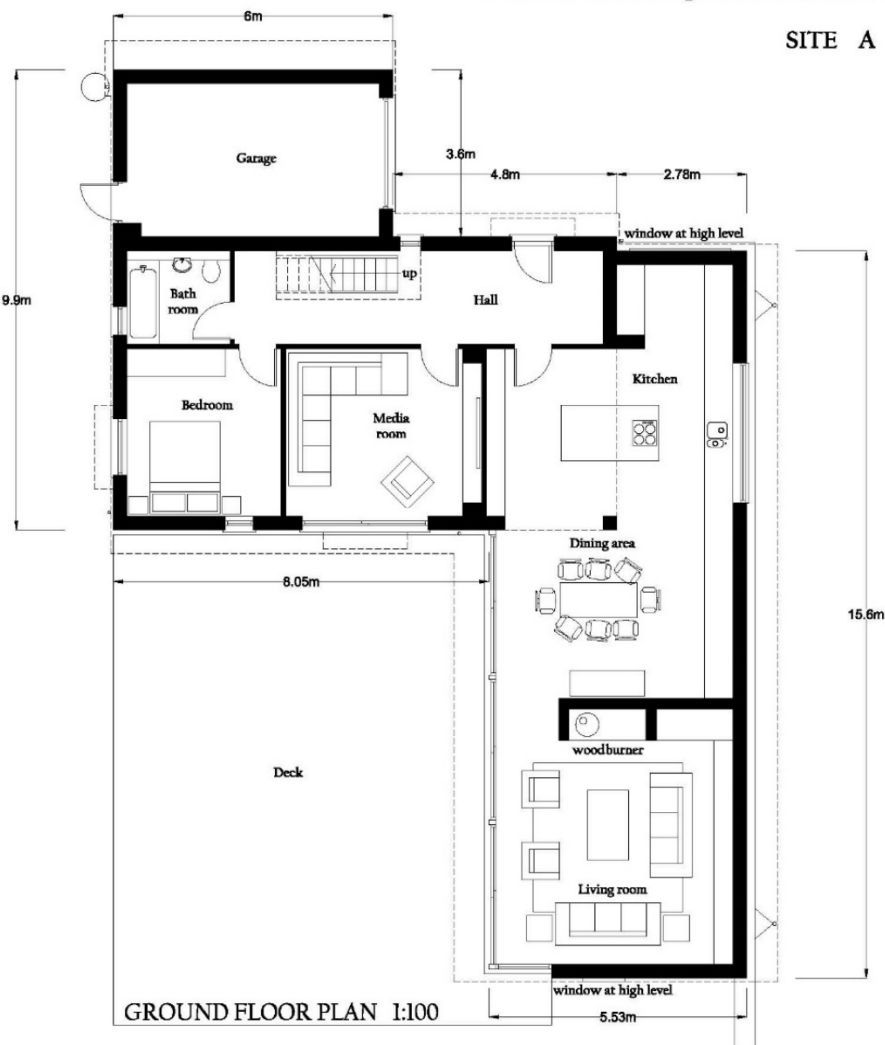
SITE PLAN 1:250

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SITE A

SKETCH ROOM LAYOUTS - FOR IDENTIFICATION ONLY - Measurements and location of rooms, windows, doors etc is approximate and should not be relied upon - © Howard Cundey



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