



Rose Cottage Sandy Lane, Crawley Down, West Sussex, RH10 4HS

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**JAMES DEANE**  
ESTATE AGENTS

Rose Cottage is a delightful three bedroom detached family home located in the popular village of Crawley Down.

In brief internally the property comprises: Entrance porch opening into the main entrance hall, modern kitchen, light & airy living/dining room flowing through to the study area and snug/conservatory opening to the garden. Upstairs are three bedrooms and the re-fitted family bathroom with separate walk in shower.



Externally to the rear is a beautiful well established south facing garden with decked seating area, raised pond and shed. To the front is a driveway providing off street parking and a garage with access door to rear garden.

Crawley Down village and the local area provides good local amenities including shops, schools and pubs with friendly atmospheres. In sandy Lane there is also a children's football field, tennis & cricket club. The larger centres of East Grinstead and Crawley are within 6.5 miles, providing comprehensive shopping and recreational facilities. There are mainline rail services from East Grinstead and Three Bridges, whilst the Gatwick Express provides a regular service to London Victoria in 30 minutes. The M23 is easily accessible being located just 2.5 miles away and linking with the M25 and the National motorway network.

The property will be offered with no onward chain.

**Offers In Excess Of £475,000**



# Sandy Lane, Crawley Down

Offers In Excess Of £475,000

## Floor plan



Sandy Lane, RH10  
Approx. Gross Internal Floor Area 1,053 sq. ft. (97.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### Key information

Internal Area: 1053.00 sq ft

Tenure: Freehold

Viewing: Strictly By Appointment

### Do you have a property to sell?

If so we can provide you with a free market appraisal.

### Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

### Do you need a solicitor?

We can provide you with a no obligation quote from our preferred solicitor.

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.