



Rushetts Lane, Crawley Down
£650,000

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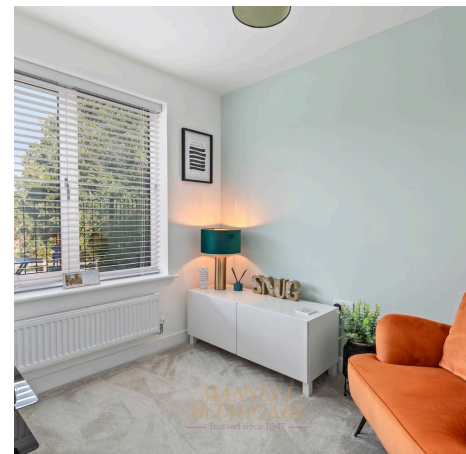




- Council Tax Band 'F' and EPC 'B'

A beautifully presented and well-designed four-bedroom two-bathroom detached family home built by Taylor Wimpey in 2022, offering generous living accommodation, quality upgrades and a low-maintenance landscaped south-facing rear garden, located in a desirable residential area of Crawley Down.

The property is situated in an elevated position and is approached via ornate steps leading to the front canopy. From the moment you step into the entrance hall, there is an immediate sense of light and flow. This leads to all principal ground-floor rooms. It includes a storage cupboard as well as a cloakroom/utility room fitted with sink unit with storage under, washing machine, a heated towel rail, and recessed spotlights. The sitting room is a warm and inviting space ideally suited for family relaxation or entertaining guests with its double aspect from the front window directly into the stunning kitchen/dining area, with natural light flowing throughout the day. There's ample room for a large sofa, additional freestanding furniture if required, making it a truly comfortable living area. To the front of the house, there is a study area/snug room perfect as a children's playroom, home office, or even a cosy snug. The kitchen/dining room plan is located at the rear of the property, featuring bi-fold doors and windows that overlook the landscaped rear garden. The kitchen is thoughtfully designed with a generous range of wall and base units, a gas hob, a double electric oven, an integrated fridge-freezer, and a dishwasher.





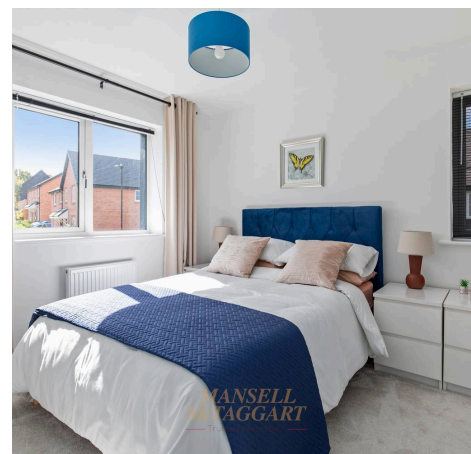
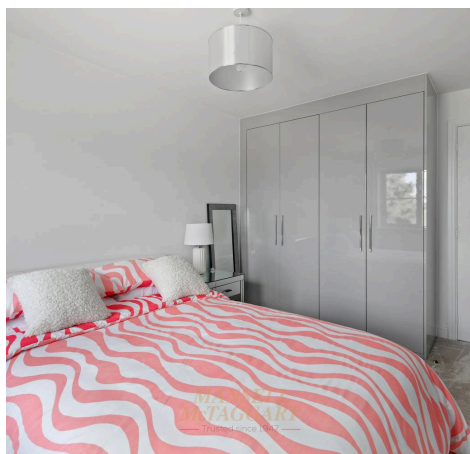
A breakfast bar is also provided for casual dining. The adjoining dining area easily accommodates six at the table and enjoys views of and direct access to the rear garden, ideal for summer barbecues and indoor-outdoor living. Most of the ground floor has light oak Karndean flooring.

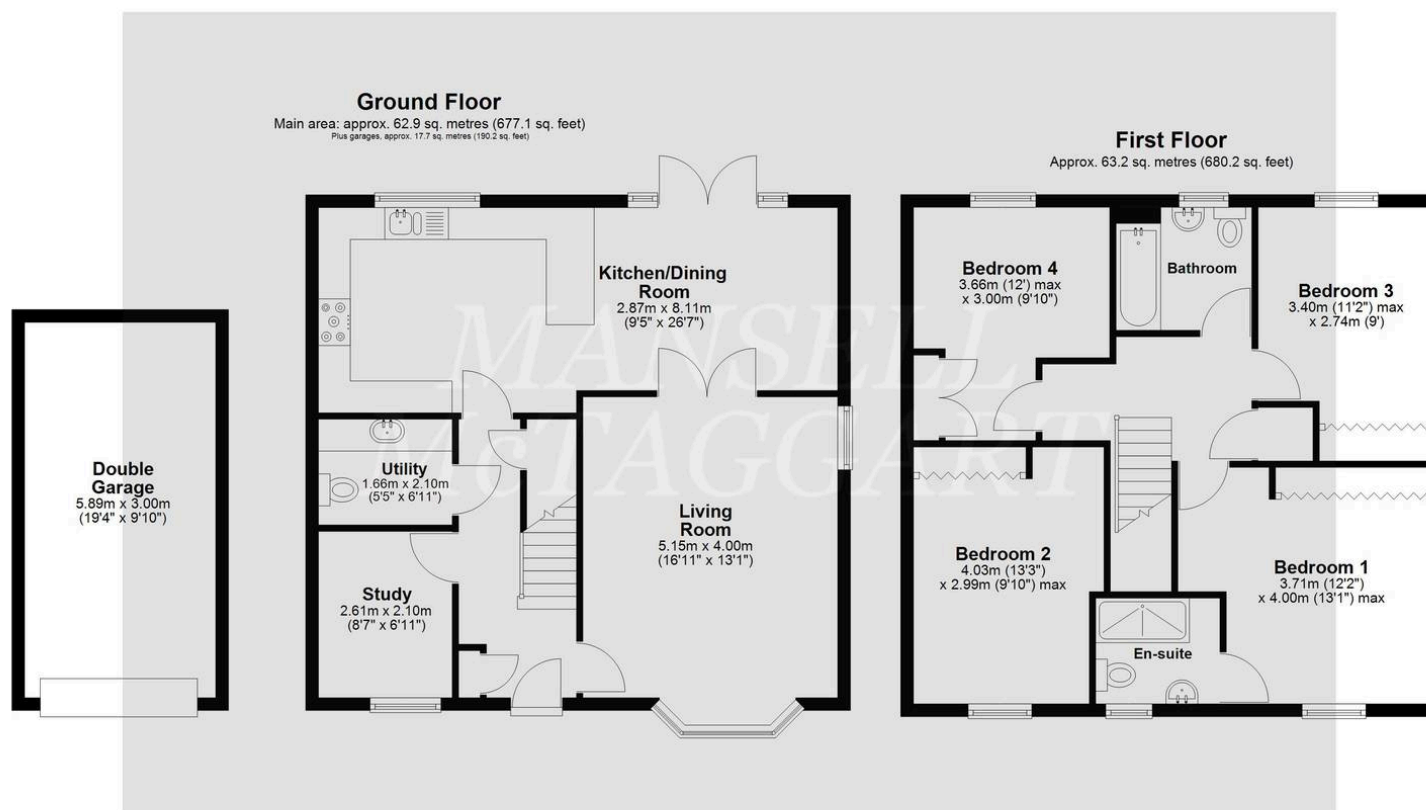
Upstairs, the landing is light and airy with windows facing the front, including access to the loft and airing cupboard. The main bedroom is a good size with built-in wardrobes and access to en-suite with a low-level WC walk-in shower cubicle with rainfall shower over, wash hand basin, chrome ladder style heated towel rail, extractor fan and spotlights. There are three further good size bedrooms, two with fitted wardrobes. The family bathroom has a frosted double glazed window to rear low-level WC, wash hand basin, panel bath with rainfall shower, part tiled walls, extract fan, chrome ladder style heated towel rail, tiled flooring and spotlights.

Outside, you have rear access to a single garage with an up-and-over door and parallel parking for two cars. This leads to an attractive, south-facing rear garden with a large patio, contemporary pergola, and party area, featuring shrub and flowerbeds, and clothes storage by wooden panel fencing.

Agents Note

There is an annual service charge of £400.00





Main area: Approx. 126.1 sq. metres (1357.3 sq. feet)
Plus garages, approx. 17.7 sq. metres (190.2 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.

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