



**Brougham Lane, Pease Pottage**

Guide Price £775,000 - £800,000

**Henry Adams**  
estate agents

# Brougham Lane

Pease Pottage, Crawley

Henry Adams are delighted to present to the market this stunning four bedroom detached family home, positioned in the popular village of Pease Pottage. Built in 2017 by Riverdale to their Goodwood design, the property is finished to an incredibly high standard, and provides spacious rooms throughout. Internally, the property comprises of an entrance hall with storage cupboard and downstairs cloakroom, there are doors leading to dual aspect living room with bay window to the front flooding the room with light. To the rear, there is also a stunning kitchen/dining room spanning the length of the property, and boasts a range of integrated appliances and Quartz worktops. With doors onto the rear garden, this is the ideal space for the whole family. From the kitchen, there is a utility room with space for further white goods. The ground floor is complete with a convenient study, which would also make a great play room. The first floor comprises of a landing with doors leading to linen cupboard, the master bedroom benefits from a range of built in wardrobes and a modern en-suite shower room. In addition to this, there is a further double second bedroom with built in wardrobes, a double third bedroom with built in wardrobes and double fourth bedroom. The property is complete with a modern family bathroom with bath. Further attributes include gas central heating with underfloor heating on the ground floor, double glazing throughout, and is being sold with no onward chain.











Located in a quiet residential development of Pease Pottage, the village provides nearby countryside walks on your doorstep as well as playing fields, pub/restaurant, newly opened primary school and short drive to Cottesmore Golf and Country Club. The towns of Crawley and Horsham are both located approximately close by, which provides an extensive range of shopping, sporting and entertainment amenities together with the main line railway station with regular services to London Victoria and London Bridge and the South Coast via Horsham or Three Bridges mainline station. By car access to A23/M23 is within easy access with links to Brighton, Gatwick Airport, London and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

**Entrance Hall**

**Lounge**

**Study**

**W.C**

**Kitchen / Diner**

**Utility Room**

**First Floor Landing**

**Master Bedroom**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

**Rear Garden**





### Brougham Lane, Pease Pottage, Crawley

Approximate Area = 1611 sq ft / 149.6 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1808 sq ft / 167.9 sq m

For identification only - Not to scale.



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023.  
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## Henry Adams – Haywards Heath

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