



Brougham Lane, Pease Pottage

Guide Price £725,000

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





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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. Produced for Henry Adams. REF: 1028726



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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.