



**Price**  
**£325,000**

**Freehold**

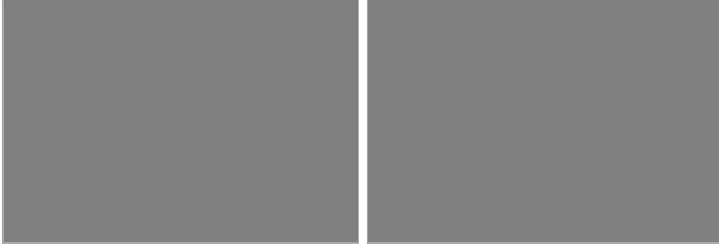
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**Manorfields, Sullivan  
Drive, Crawley, West  
Sussex, RH11**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- No onward chain
- Quiet cul-de-sac location
- Both bedrooms double in size
- Modern, refitted kitchen and bathroom
- Driveway and garage
- Recently replaced boiler and double glazing throughout

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 16'9 (5.11m) x 12'10 maximum (3.91m) narrowing to 9'7 minimum (2.92m)

Kitchen/Dining Room: 14'1 maximum x 12'10 maximum (4.30m x 3.91m) narrowing to 9'8 minimum x 7'6 minimum (2.95m x 2.29m)

### FIRST FLOOR

#### Landing

Bedroom 1: 12'9 x 8'10 (3.89m x 2.69m)

Bedroom 2: 12'10 x 6'11 (3.91m x 2.11m)

#### Bathroom

### OUTSIDE

#### Front Garden

#### Rear Garden

#### Driveway

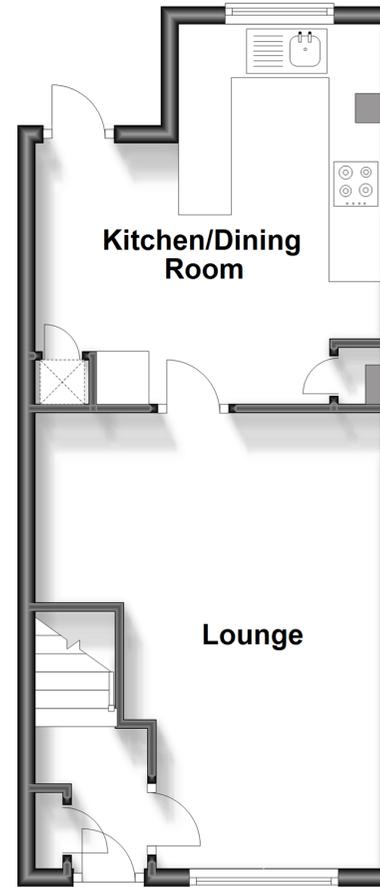
#### Garage

**Call Crawley - 01293 522233 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

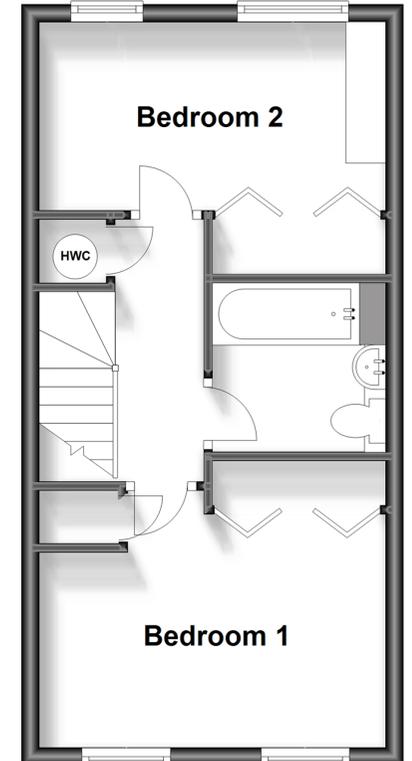
### Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



### First Floor

Approx. 31.7 sq. metres (341.4 sq. feet)



20418040/20231013/SS/DC