



**Price**  
**£375,000**

**Freehold**

2x  1x  1x 

**Stanford Brook Way,  
Pease Pottage, Crawley,  
West Sussex, RH11**

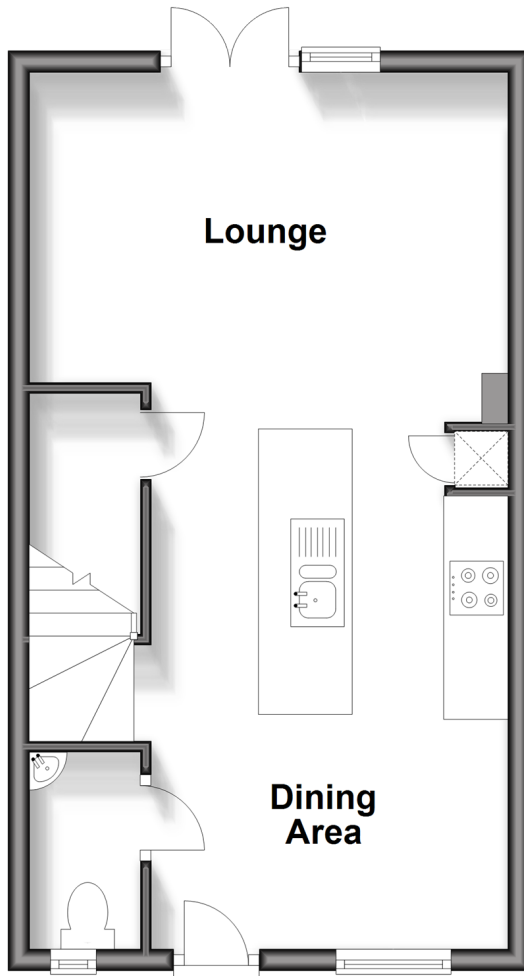
**OVER 60?**

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

**cubitt&west**  
Helping you move forwards

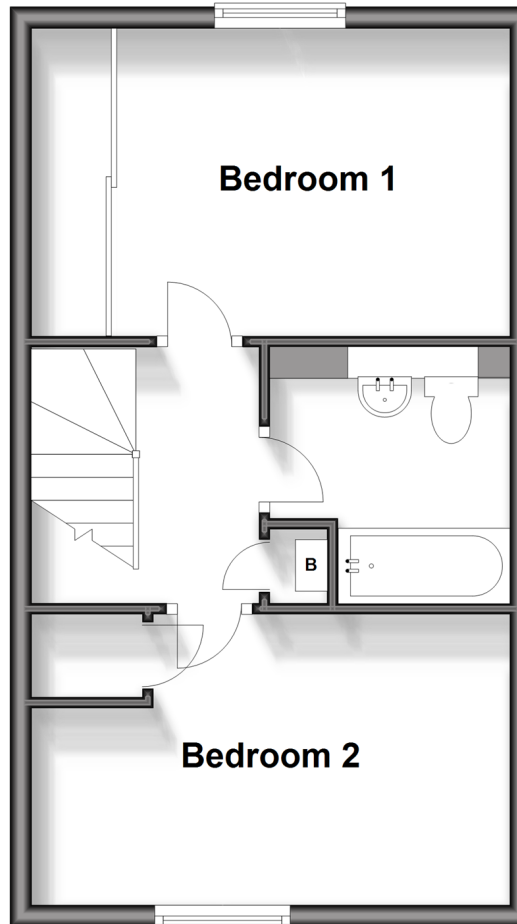
## Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Downstairs Cloakroom

Lounge: 14'9 x 11'4 (4.50m x 3.46m)

Kitchen/Dining Area: 15'9 x 11'2 (4.80m x 3.41m)

### FIRST FLOOR

Landing

Bedroom 1: 14'9 x 9'4 (4.50m x 2.85m)

Bedroom 2: 14'9 x 8'11 (4.50m x 2.72m)

Bathroom

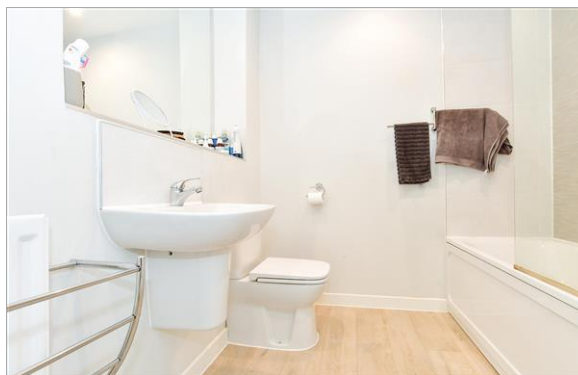
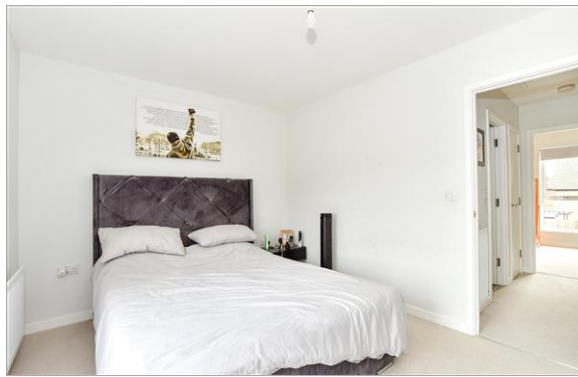
### OUTSIDE

Front Garden

Rear Garden

Two Allocated Parking Spaces





## Main features

- Modern home in excellent condition
- Village location on the outskirts of Crawley
- Open plan kitchen/dining area with integrated appliances and centre island
- Front and rear gardens
- Two allocated Parking Spaces



### Nearest Schools

Primary Schools: Broadfield East Junior School 0.9 miles, Desmond Anderson Primary 1.0 miles, Seymour Primary 1.1 miles

Secondary Schools: Thomas Bennett Community College



### Transport Information

Train Stations: Crawley 1.9 miles, Ifield 2.3 miles, Three Bridges 2.7 miles



### Address

Stanford Brook Way, Pease Pottage, Crawley, West Sussex, RH11



### Directions

For directions to this property please contact us.





**cubitt&west**  
Helping you move forwards

Call Crawley Branch 01293 522233 ■ [cubittandwest.co.uk](https://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.



20418745/20240417/SS/DC