



**Price**  
**£525,000**

**Freehold**

5x  1x  1x 

**The Grooms, Worth,  
Crawley, West Sussex,  
RH10**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge/Dining Room: 25'1 (7.65m) x 14'4 maximum (4.37m) narrowing to 9'6 minimum (2.90m)

Kitchen/Breakfast Room: 16'8 x 8'8 (5.08m x 2.64m)

Rear Lobby

### FIRST FLOOR

Landing

Bedroom 1: 14'0 x 10'1 (4.27m x 3.08m)

Bedroom 2: 10'9 x 10'2 (3.28m x 3.10m)

Bedroom 3: 11'6 x 7'7 (3.51m x 2.31m)

Bedroom 4: 9'4 x 7'2 (2.85m x 2.19m)

Bedroom 5: 12'0 (3.66m) x 9'0 maximum (2.75m) narrowing to 7'11 minimum (2.41m)

Bath and Shower Room

### OUTSIDE

Front Garden

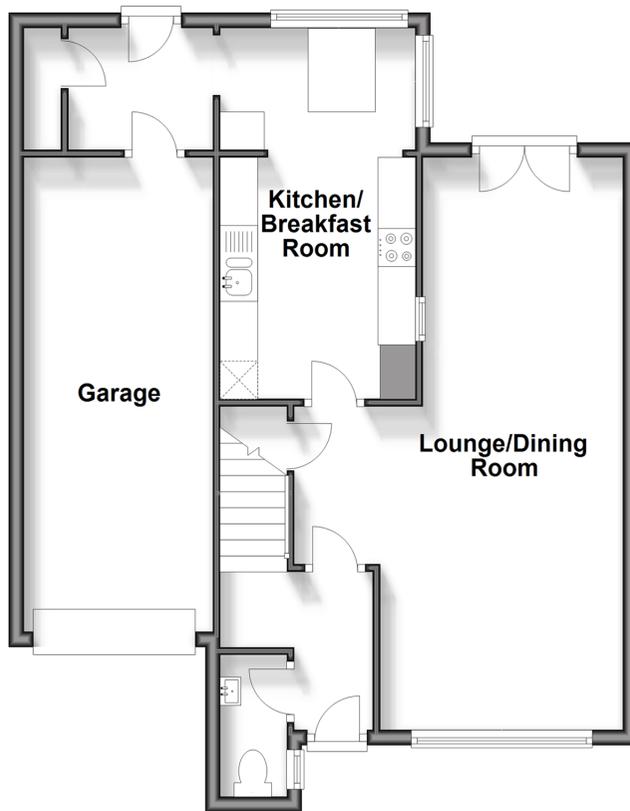
Driveway

Integral Garage

Rear Garden

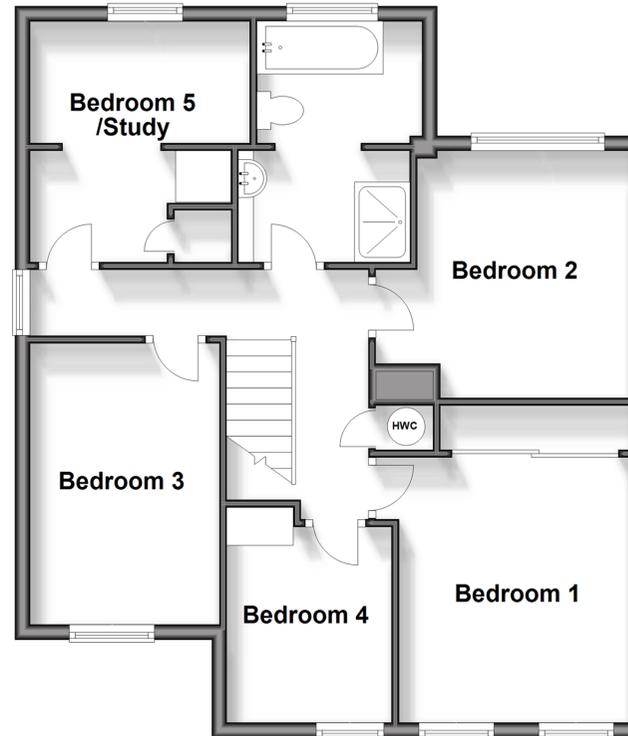
### Ground Floor

Approx. 67.6 sq. metres (727.2 sq. feet)



### First Floor

Approx. 65.9 sq. metres (709.5 sq. feet)





## Main features

- Extended and improved detached family home
- Established front and rear gardens
- Enlarged bathroom with separate shower
- Spacious lounge/dining room and kitchen with breakfast area
- Larger than average integral garage and driveway for 3 cars

## Nearest Schools

Primary Schools: Pound Hill Junior School, Crawley 0.4 miles, Milton Mount Primary 0.5 miles, Maidenbower Junior School 1.0 miles  
Secondary Schools: Hazelwick School 0.9 miles, Oriel High School 1.3 miles, Worth School 2.3 miles

## Transport Information

Train Stations: Three Bridges 0.7 miles, Crawley 1.9 miles, Gatwick Airport 2.4 miles

## Address

The Grooms, Worth, Crawley, West Sussex, RH10

## Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Crawley Branch 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.

EPC RATING

CURRENT: D(67) POTENTIAL: B(83)

20418790/20240514/SS/DC