



**Guide Price**  
**£475,000**

**Freehold**

5x  1x  1x 

**Cob Close, Crawley**  
**Down, Crawley, West**  
**Sussex, RH10**

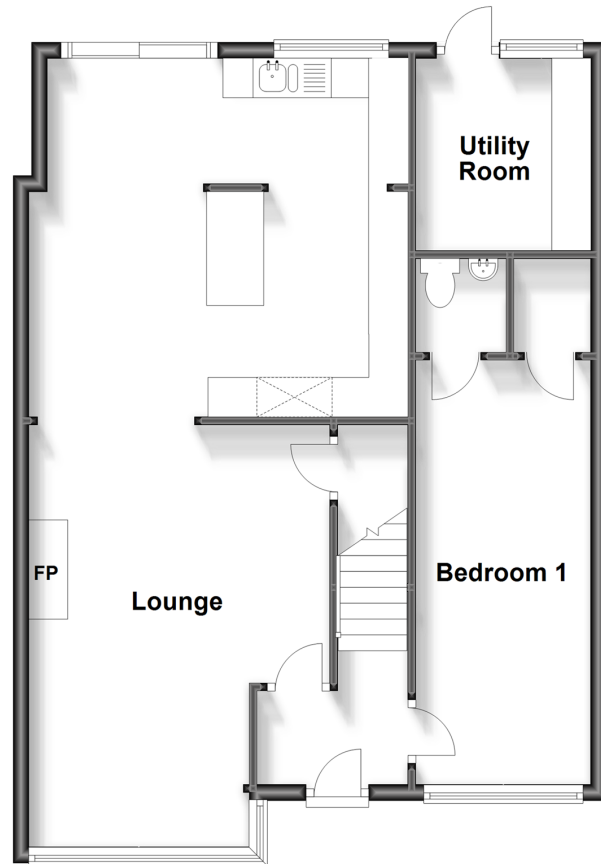
**OVER 60?**

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

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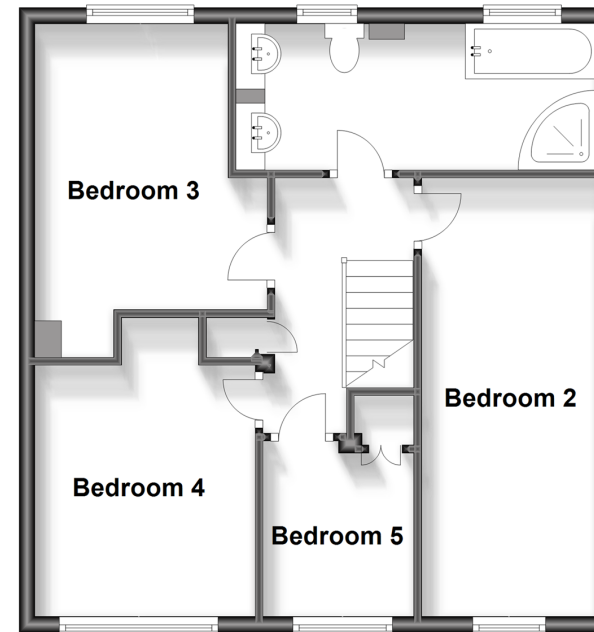
## Ground Floor

Approx. 67.6 sq. metres (728.1 sq. feet)



## First Floor

Approx. 54.0 sq. metres (581.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'1 x 9'3 (4.60m x 2.82m)

Kitchen/Dining Area: 15'1 x 14'9 (4.60m x 4.50m)

Bedroom 1: 17'5 x 7'3 (5.31m x 2.21m)

En-suite Toilet

### FIRST FLOOR

Landing

Bedroom 2: 18'2 x 7'6 (5.54m x 2.29m)

Bedroom 3: 12'1 x 9'7 (3.69m x 2.92m)

Bedroom 4: 10'4 x 8'9 (3.15m x 2.67m)

Bedroom 5: 7'4 x 6'7 (2.24m x 2.01m)

Bathroom: 15'7 x 6'2 (4.75m x 1.88m)

### OUTSIDE

Front & Rear Gardens

Driveway Parking





## Main features

- **GUIDE PRICE £475,000-£500,000**
- **Corner plot situated next to the Worth Way**
- **Situated in a quiet cul-de-sac**
- **Sought after location in the village of Crawley Down**
- **Open plan living space with generous sized bedrooms**



### Nearest Schools

Primary Schools: Crawley Down Village CofE 0.3 miles, Felbridge Primary 1.5 miles, Turners Hill CofE Primary 1.5 miles

Secondary Schools: Imberhorne School 1.6 miles, Worth



### Transport Information

Train Stations: East Grinstead 2.1 miles, Dormans 3.6 miles, Three Bridges 4.0 miles



### Address

Cob Close, Crawley Down, Crawley, West Sussex, RH10



### Directions

For directions to this property please contact us.





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Call East Grinstead Branch 01342 314324 ■ [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.



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