



**THE LODGE SANDY LANE, CRAWLEY DOWN, WEST SUSSEX, RH10
4HR**

**GUIDE PRICE £625,000
FREEHOLD**

***** SUPERB, DETACHED CHARACTER PROPERTY, IN A GREAT LOCATION WITH A WONDERFUL GARDEN AND TWIN CAR BARN *****

The Lodge, Sandy Lane is located less than half a mile from the village hub of Crawley Down. There you have a local pub, a Co-op, newsagents, Brannigans (award winning) master butcher, a pharmacy, Turkish restaurant and a Deli. In addition, there is a family run Italian restaurant almost opposite the property, as well as a fish and chip shop at the end of the street.

Through the front door of the property there is a spacious entrance hall with a large built in storage cupboard. You have two double bedrooms, each with ample wardrobe storage and there is a large family bathroom with both a bath and shower. The living space comprises a bright, dual aspect living room with a wood burner and stunning Herringbone, block wood floor. There is a social kitchen/dining space, with windows front and back as well as doors out to the gardens. Beyond the kitchen is a very handy utility room, which leads to a guest cloakroom and also has access to the garden.

The entire property is presented in excellent condition, and has been tastefully decorated by the current owners, perfect for a buyer that just wants to move in and put their feet up.

Directly opposite you have the King George the Fifth recreation ground and Tennis club, with a local Cricket club and ground right next door. This property actually has a gate to the side so you can sit and watch the cricket and access the club house.

The bungalow is part of an old estate, and as the name suggests was the Lodge House. The driveway to the side serves two large houses, and they all have access to the ancient woodland at the rear.

There is a popular school only a short walk away, and you are also close to the beautiful Worth Way country park.

Tulleys farm is less than 2 miles away, and there are mainline trains from Three Bridges, which is 3.4 miles away, or alternatively East Grinstead which is 2.8 miles away.

- **DETACHED BUNGALOW**
- **LOUNGE WITH WOOD BURNER**
- **TWO DOUBLE BEDROOMS**
- **UTILITY AND WC**
- **COUNCIL TAX BAND: E**
- **EXCELLENT CONDITION**
- **KITCHEN/DINING ROOM**
- **FOUR PIECE BATHROOM**
- **DOUBLE CAR BARN & DRIVEWAY**
- **EPC RATING: TBC**





ROOM DIMENSIONS:

ENTRANCE HALL
13'9 x 6'0 (4.19m x 1.83m)

CLOAKROOM
5'10 x 3'10 (1.78m x 1.17m)

LOUNGE
13'10 x 13'5 (4.22m x 4.09m)

KITCHEN/DINING ROOM
16'7 x 13'2(max) (5.05m x 4.01m(max))

UTILITY ROOM
8'10 x 5'10 (2.69m x 1.78m)

BEDROOM ONE
10'9 x 10'0 (3.28m x 3.05m)

BEDROOM TWO
11'10 x 10'0 (3.61m x 3.05m)

BATHROOM
8'5 x 7'10 (2.57m x 2.39m)

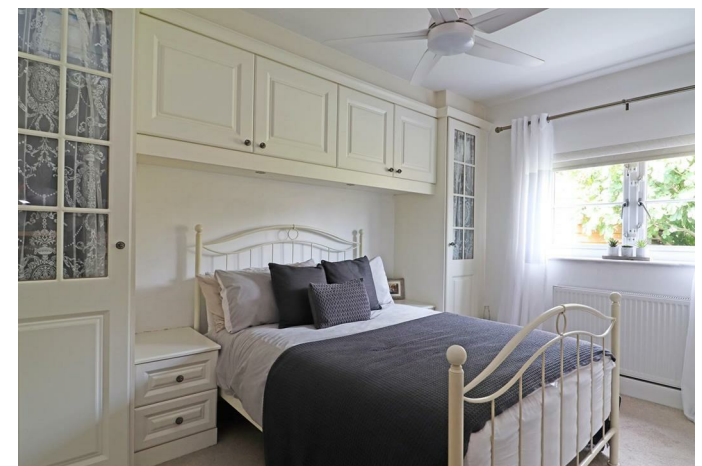
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

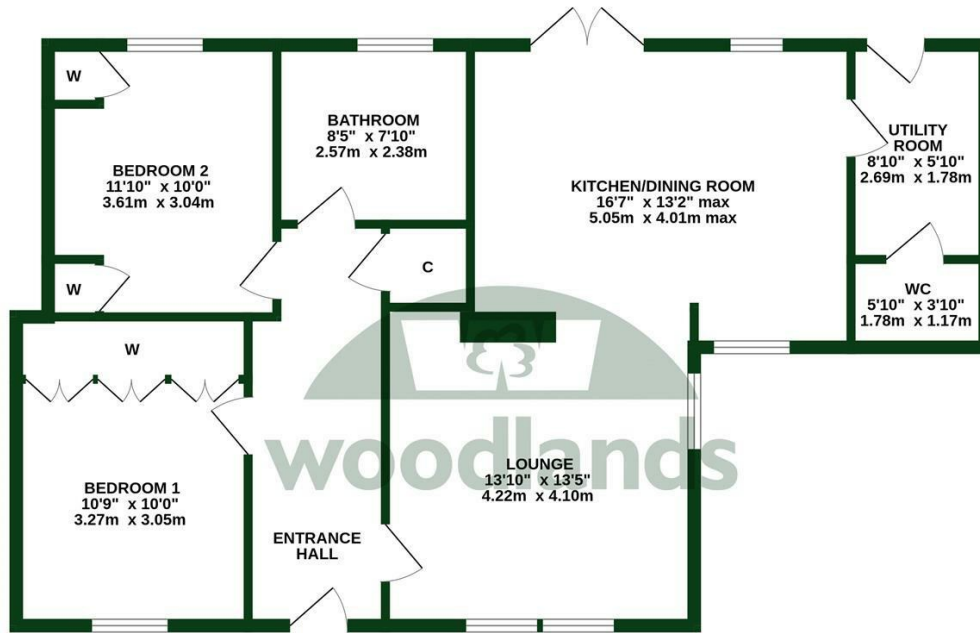
OFF ROAD PARKING FOR THREE CARS

DOUBLE CAR BARN
19'4 x 16'5 (5.89m x 5.00m)

REAR GARDEN



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.