



The Haven Church Road, Worth, Crawley, RH10 7RS
Asking Price £875,000



JAMES DEANE

E S T A T E A G E N T S

This delightful home offers generous accommodation over two floors and combines charm and space. Set back from the road, the property is accessed via a gated entrance and occupies a discrete and private location. It is offered to the market with no onward chain and is situated in the heart of Worth Village, which has retained much of its relative peace and charm while remaining nearby to local amenities and excellent transport links.





This splendid, detached family home offers a perfect blend of character and modern living. As you approach the house, you will appreciate its set-back position from the road, accessed via a secure gated entrance, providing both privacy and peace. The property boasts an array of attractive features that are sure to captivate any discerning buyer and is offered to the market CHAIN FREE.

The spacious accommodation is set over two floors. The ground floor features a generous entrance hall and an abundance of reception space, comprising a kitchen/diner and an exquisite living room, both perfect for entertaining guests. The triple aspect living room is a true highlight, featuring a vaulted ceiling adorned with exposed beams, and an enchanting inglenook fireplace complete with a working wood-burner, creating a warm and welcoming ambience. French Doors lead out onto a decked terrace, creating a seamless transition between inside and out.

Downstairs is completed by a study with fitted bookcase, guest cloakroom and two large double bedrooms each with integrated storage and ensuite bathrooms.

Two further bedrooms are located on the upper floor, which is accessed via a bespoke solid oak staircase. Both bedrooms include integrated storage, while the dual aspect principal bedroom also includes an ensuite bathroom and benefits from air conditioning.

Externally, this freehold property also has the added benefit of a double garage with vaulted ceiling, electric roller doors and parking to the front. There is side access to an attractive rear garden, with an additional patio area, mature planting and storage shed.

Location is always key and it is no exception here as this property is situated in the heart of the village and nearby the local town centre, which offers residents a great mix of local amenities and excellent transport links. Gatwick is only 10 minutes away and its mainline station provides fast services to London and the south coast.









JAMES DEANE
ESTATE AGENTS



- No Onward Chain
- Impressive Detached Family Home Offering Seclusion & Privacy
- Four Bedrooms including Three with Ensuite Bathrooms
- Large Kitchen/Diner with Feature Bay Window & Wood Burner
- Exquisite Triple Aspect Living Room with Vaulted Ceiling, Exposed Beams & Inglenook Fireplace
- Study with Fitted Bookcase
- Bespoke Oak Staircase
- Mature Terraced Garden with Decked Terrace, Patio & Storage Shed
- Gated Access & Double Garage with Electric Roller Doors
- Situated in the heart of the Village close to Local Amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Internal Area: 2499.00 sq ft

Tenure: Freehold

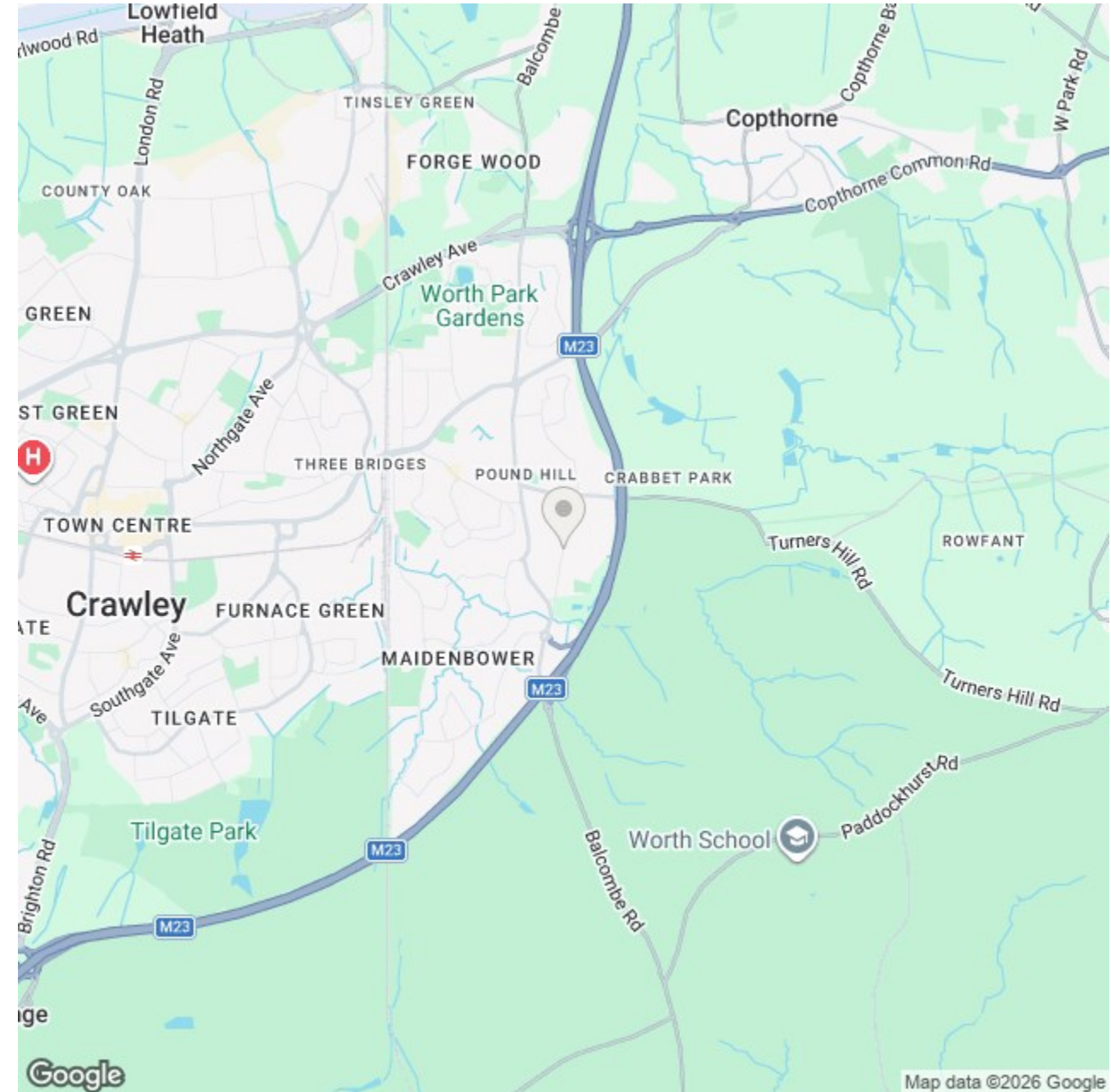
Local Authority: Crawley BC

Council Tax Band: F

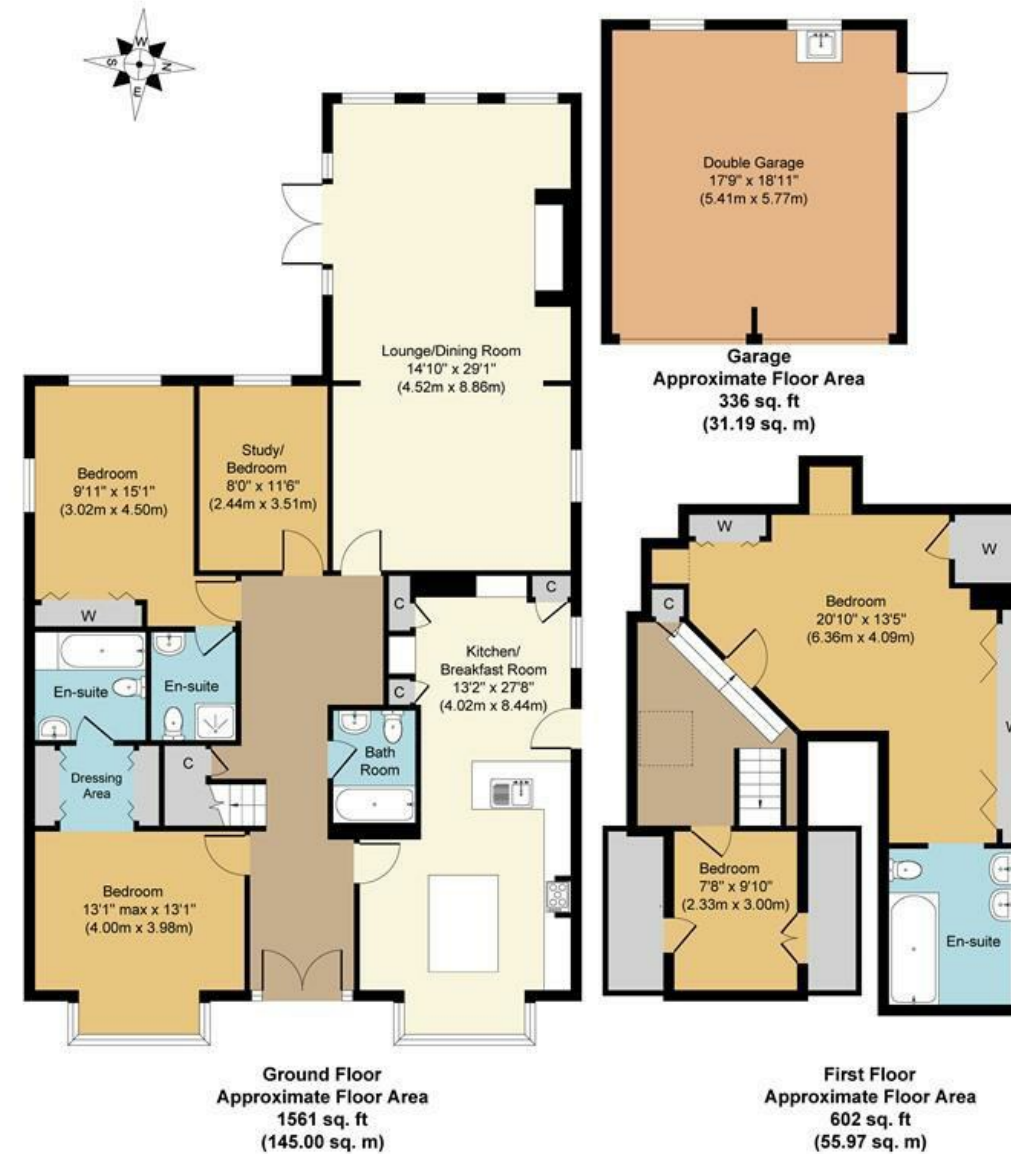
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FLOOR PLAN



Church Road, RH10
Approx. Gross Internal Floor Area 2499 sq. ft / 232.16 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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