



**Keymer Road,  
Crawley, RH11 8GP**

**Offers In Excess Of  
£450,000**

**01403 272022  
brocktaylor.co.uk**

**Residential sales, lettings,  
land and new homes.**

## LOCATION

Situated on Keymer Road in Crawley, this property benefits from a convenient and well-connected location. Crawley town centre is within easy reach, offering a wide range of shops, restaurants, and leisure facilities, including County Mall Shopping Centre. Excellent transport links are nearby, with Crawley and Three Bridges stations providing direct services to London and the South Coast, while Gatwick Airport is just a short drive away. The area is well served by reputable local schools, parks, and everyday amenities, making it ideal for families and professionals alike. Nearby road links, including the M23 and A23, provide easy access to surrounding towns.

## PROPERTY

Tenure: Freehold

This beautifully presented and extended home offers spacious and versatile accommodation, perfectly suited to modern living. The standout feature is the impressive open-plan living area, enhanced by stylish décor, quality flooring, and an abundance of natural light, creating a warm and inviting space for both relaxing and entertaining. The property has been thoughtfully extended to the rear, forming a bright dining/family room with skylight and direct access to the garden, seamlessly blending indoor and outdoor living.

The kitchen is contemporary in design, offering ample storage, worktop space, and integrated appliances, making it both practical and visually appealing.

A particular benefit of the layout is the inclusion of a modern downstairs shower room, adding convenience for guests and everyday use.

Upstairs, the property comprises three well-proportioned bedrooms, including a generous main bedroom, a further comfortable double, and a third room currently utilised as a home office, ideal for flexible working arrangements. The family bathroom has also been updated and is fitted with a stylish shower room, finished to a high standard with sleek, contemporary fittings.

The bathrooms have been modernised throughout, featuring a clean and contemporary finish. The addition of both a ground floor and first floor shower room enhances practicality for busy households.

Throughout, the property is presented in excellent condition, allowing a buyer to move straight in. The extension significantly enhances the overall living space, setting this home apart from others in the area and offering flexibility for growing families or those seeking additional living space.

## OUTSIDE & PARKING

Externally, the property benefits from a private and low-maintenance rear garden, mainly laid with artificial lawn, providing an ideal space for outdoor entertaining or family use. The garden is enclosed, offering a good degree of privacy and security, with access directly from the extended living space. To the front, there is access to a garage and parking, providing practical storage and off-road parking options. The overall outside space complements the property well, offering a balance of usability and ease of maintenance, making it perfect for busy lifestyles.





**Buses**

4 minute walk



**Shops**

Asda  
12 minute walk



**Trains**

Crawley – 0.7 miles  
Three Bridges – 2.2 miles



**Airport**

Gatwick  
miles



**Roads**

M23  
4.9 miles



**Sport & Leisures**

K2 Crawley  
1.2 miles



**Rental Income**

£1,800 pcm



**Schools**

Hilltop Primary  
Southgate Primary  
St Wilrid's Catholic School  
Holy Trinity CofE Secondary



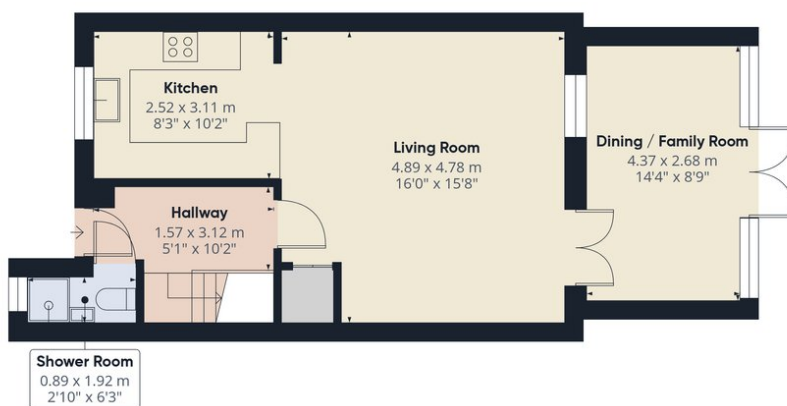
**Fibre Broadband**

Up to 1600 Mbps



**Council Tax**

Band C



Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

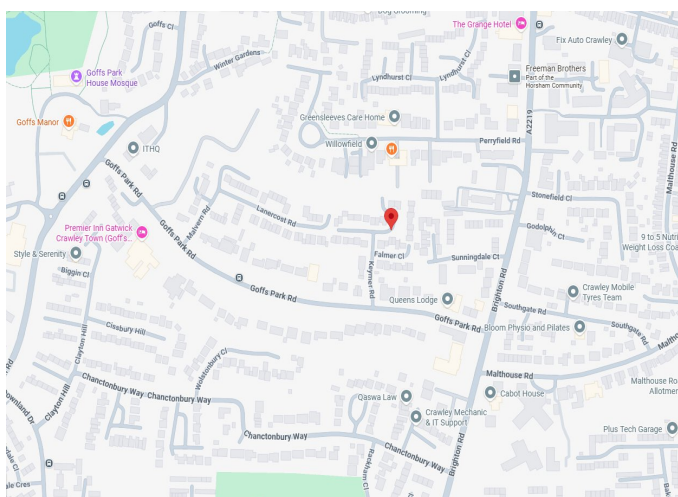
Approximate total area<sup>(1)</sup>  
99.1 m<sup>2</sup>  
1066 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Map Location



### EPC Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		69	80

Viewing arrangements by appointment through Brock Taylor

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