



**St. Hughs Close,
Crawley, RH10 3HH**

**Offers Over
£800,000**

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

St. Hughs Close, Crawley, RH10 3HH



THE LOCATION

Situated within a well-established residential setting, St Hugh's Close offers excellent access to a wide range of local amenities, making it an ideal location for families and commuters alike. The property is conveniently positioned within easy reach of Crawley town centre, providing an extensive selection of shops, restaurants, cafés and leisure facilities, including the popular County Mall shopping centre. For commuters, Crawley mainline station is readily accessible, offering direct services to London Victoria, London Bridge and the South Coast, while Gatwick Airport is just a short drive away. The area is also well served by local bus routes and provides convenient access to the M23. Families are particularly well catered for, with a choice of well-regarded primary and secondary schools nearby, along with a number of local parks, green spaces and recreational facilities. Overall, St Hugh's Close combines everyday convenience with excellent connectivity, making it a highly desirable location within Crawley.

ACCOMMODATION SUMMARY

Tenure: Freehold

The property has been extensively refurbished by the current owners and is presented to the market in excellent condition throughout. The ground floor features a spacious entrance hall, complete with herringbone Kardean flooring, which continues throughout this level, creating a striking impression. There is also a downstairs cloakroom and a cosy living room featuring an oriel bay window. To the rear, overlooking the garden, is a stunning kitchen/living space boasting an extensive range of fitted units, freestanding island/breakfast

bar, integrated appliances, a contemporary log burner, and sun-fold doors opening onto the garden. A separate utility room and a study/family room, fitted with integrated storage units, complete the ground floor. The first floor offers a very spacious main bedroom, with both a stunning en suite and a dressing area. There are three further bedrooms and a refitted shower room, while stairs rise to a superb suite of rooms on the top floor. The bathroom features a freestanding bath in an open-plan bathroom, enhanced by stylish fittings, vaulted ceiling and a feature wall. Adjacent is a bedroom, with a full height glazed wall, offering delightful views across the lake.

GARDENS & PARKING

The property is set in a small cul-de-sac, with extensive driveway parking to the front of the house, and gated side access. To the rear, there is an attractive, secluded garden that backs directly onto a picturesque lake, which forms part of Worth Park Gardens, providing a high degree of privacy. The garden has been professionally landscaped, with a large porcelain-tiled patio that leads out onto an attractive area of synthetic lawn, for year-round low maintenance, and a raised sleeper-edged flower bed, stocked with a wealth of mature trees and shrubs. In addition, there is a further secluded area, laid to paving, with a pergola, that currently houses the owner's hot tub.





Buses

4 minute walk



Shops

Tesco Express
10 minute walk



Trains

Three Bridges – 1.3 miles
Crawley – 2.5 miles



Airport

Gatwick
3.6 miles



Roads

M23
2.8 miles



Sport & Leisures

Gym Crawley
2.6 miles



Rental Income

£3,000 pcm



Schools

Milton Mount Primary
Hazelwick School



Fibre Broadband

Up to 1130 Mbps

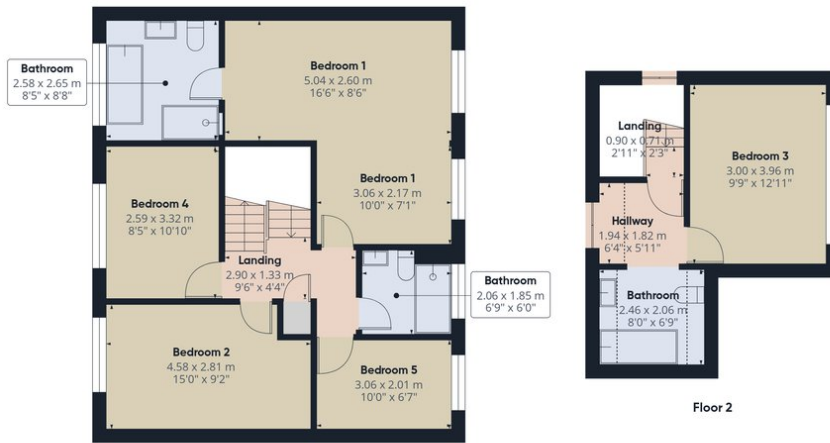


Council Tax

Band F



Ground Floor



Floor 1

Floor 2

Approximate total area⁽¹⁾
 164.2 m²
 1769 ft²

Reduced headroom
 2.8 m²
 30 ft²

(1) Excluding balconies and terraces

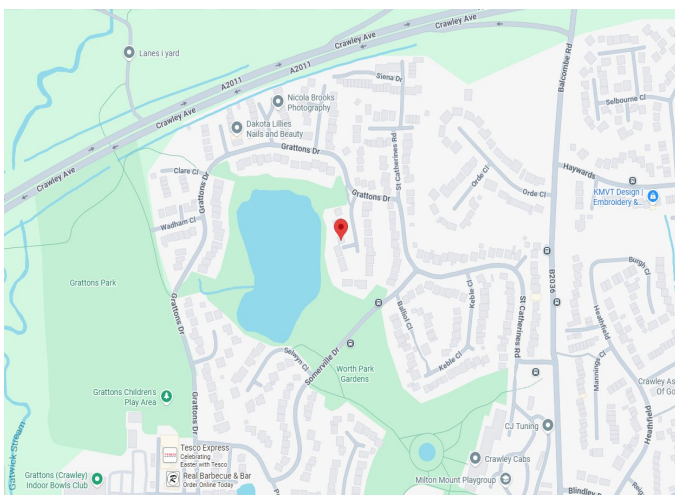
Reduced headroom
 Below 1.5 m/5 ft

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

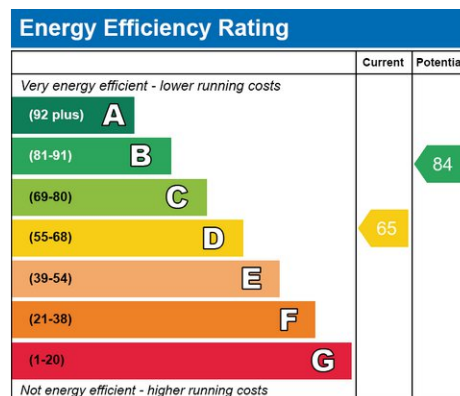
GIRAFFE 360



Map Location



EPC Rating



Viewing arrangements by appointment through Brock Taylor

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