

Guide Price

£600,000

Garnham  
H Bewley

49 Morton Road, East Grinstead



- Detached Family Home
- Four Bedrooms
- 25ft x 18ft Garage
- Kitchen/Breakfast Room
- Lounge and Conservatory
- Bathroom and Shower Room
- Stunning Garden
- Driveway Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 49 Morton Road, East Grinstead, West Sussex RH19 4AF

Guide Price £600,000 to £625,000. Garnham H Bewley are pleased to present to the market this four bedroom detached family home which offers ample living space with the added bonus of an additional 25ft x 18ft garage which comes complete with plaster board walls, light ,power and could be versatile in its use. The current owner has modernised the property to create a light and stylish living space and the accommodation boasts lounge with French doors onto the conservatory, kitchen/breakfast room, ever handy downstairs shower room, four bedrooms to the first floor and family bathroom. Outside the garden creates a great space for entertaining and internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into entrance porch with access to storage cupboard and door leading into the entrance hall which has stairs leading to the first floor and access to the downstairs shower. The kitchen breakfast room is set to the front of the property with a range of wall and base level units with areas of work surfaces, breakfast bar, sink with drainer, space for freestanding range cooker, integrated fridge/freezer, wine cooler, dishwasher, door to side porch and double windows to the front aspect. The lounge is set to the rear of the property with French doors leading into the conservatory which overlooks the garden with French doors.

The first floor consists of landing with window to the side aspect. The main bedroom and bedroom two both overlook the rear garden with fitted wardrobes. Bedroom three and four are both set to the front aspect with double aspect windows. There is also the family bathroom which has been fitted with a panel enclosed bath, wash hand basin, low level W.C., radiator, fully tiled walls and window to the side aspect.

Outside the garden offers a great space for entertaining with decking area ideal for seating and leading to a lawned garden with a range of shrubs and borders. There is rear access to the garage through French doors. To the front there is an area of garden and driveway parking leading to the garage which comes complete with sink with drainer, space for washing machine, tumble dryer, electric up and over door, light and power.

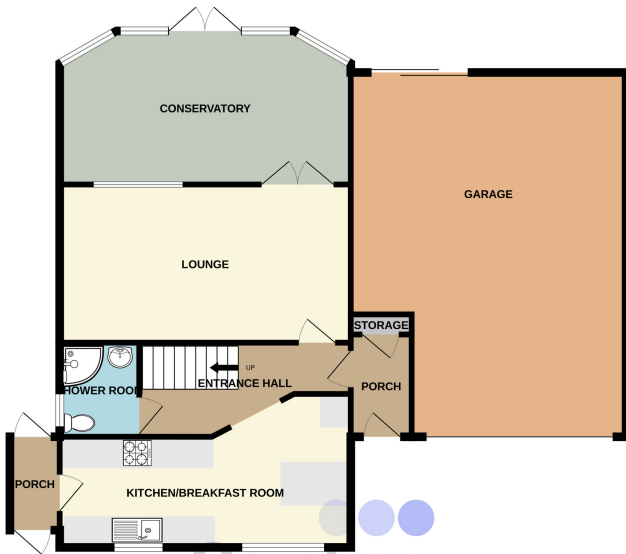


For further information contact Garnham H Bewley:

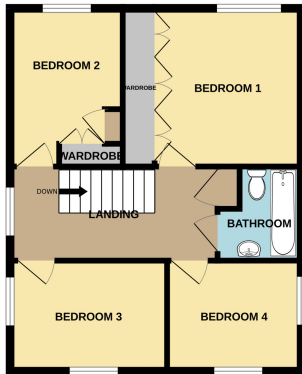
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

# Accommodation

GROUND FLOOR  
1187 sq.ft. (110.3 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1682 sq.ft. (156.2 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 ©2024

**Ground Floor  
Entrance Hall**

**Downstairs Shower Room**

**Kitchen/Breakfast Room**

19' 10" x 10' 6" (6.05m x 3.20m)

**Lounge**

19' 10" x 10' 10" (6.05m x 3.30m)

**Conservatory**

19' 9" x 10' 6" (6.02m x 3.20m)

**First Floor  
Landing**

**Main Bedroom**

10' 11" x 9' 11" (3.33m x 3.02m)

**Bedroom 2**

10' 11" x 7' 8" (3.33m x 2.34m)

**Bedroom 3**

10' 4" x 7' 10" (3.15m x 2.39m)

**Bedroom 4**

9' 3" x 7' 10" (2.82m x 2.39m)

**Family Bathroom**

6' 1" x 5' 8" (1.85m x 1.73m)

**Outside  
Garden**

**Garage**

25' 7" x 18' 10" (7.80m x 5.74m)

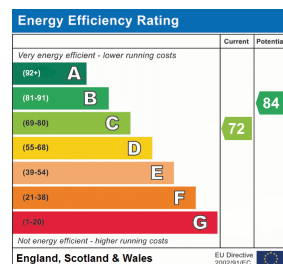
**Driveway**



For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

For further information contact Garnham H Bewley:  
 Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk