

Price

£385,000

162 Charlwoods Road, East Grinstead



- Three Bedroom Family Home
- Lounge /Diner
- Fitted Kitchen
- Family Bathroom
- Driveway Parking
- Detached Garage
- Rear Garden
- No Chain

For further information contact Garnham H Bewley:

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



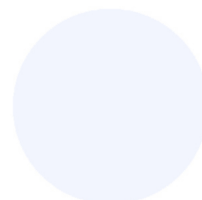
## 162 Charlwoods Road, East Grinstead, West Sussex RH19 2JD

Garnham H Bewley are delighted to offer for sale this three bedroomed semi-detached family home offered to the market with no onward chain. The property benefits from gated driveway parking and a detached garage.

The ground floor accommodation consists of entrance porch leading to an entrance hall with stairs to the first floor landing and a door to the lounge /diner and kitchen. The kitchen is fitted in a range of wall and base level units with area of work surfaces, inset sink / drainer with mixer tap, space for kitchen appliances, window to the front aspect and a door to the driveway. The spacious lounge / dining room enjoys a view over the garden and a large window and door to the rear providing plenty of light. There is a useful under stair storage cupboard.

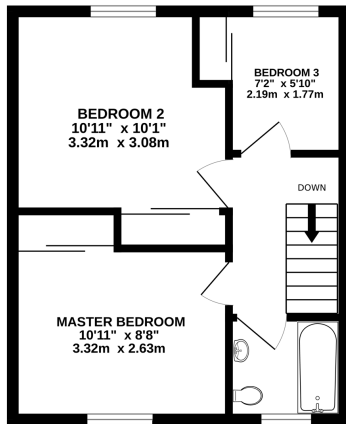
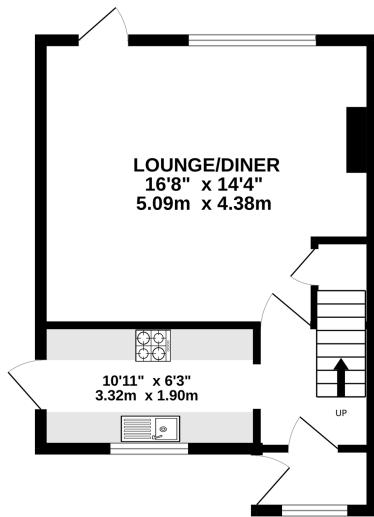
The first floor accommodation consists of three bedrooms and the family bathroom. All three bedrooms have the luxury of built in double wardrobes and have plenty of room for bedroom furniture. The family bathroom is situated to the front of the house and is fitted with a bath with shower over, low level W.C, wash hand basin, part tiled walls and a window to the front aspect.

Outside, to the front of the property is a small area of garden, gated driveway parking, detached garage with an up and over door and a well established rear garden offering great privacy. The property is in need of updating and is ready for the next owners to put there own stamp on it.



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GROUND FLOOR



# Accommodation

**Entrance Porch**

**Entrance Hall**

**Lounge / Dining Room**

16' 8" x 14' 4" (5.08m x 4.37m)

**Kitchen**

15' 11" x 14' 10" (4.85m x 4.52m)

**First Floor**

**Master Bedroom**

10' 11" x 8' 8" (3.33m x 2.64m)

**Bedroom 2**

10' 11" x 10' 1" (3.33m x 3.07m)

**Bedroom 3**

9' 10" x 7' 2" (3.00m x 2.18m)

**Family Bathroom**

**Driveway**

**Garage**

**Rear Garden**

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.  
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## NEAREST RAILWAY STATIONS

East Grinstead Station

0.9 miles

Dormans Station

1.3 miles

Lingfield Station

2.7 miles

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

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