

Price:

£850,000

Lewes Road, East Grinstead



- Detached Family Home
- Five Double Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Spacious Kitchen / Breakfast Room
- Separate Study
- Garage, Car Port & Parking
- Generous Rear Garden

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



Bodinnick, Lewes Road, East Grinstead, West Sussex RH19 3UD

Garnham H Bewley are delighted to present to the market this spacious and extended five double bedroom detached family home. Located just a few minutes from the main town centre, mainline station and local schools this beautiful home offers ample space for the whole family to enjoy.

The ground floor comprises a welcoming entrance hallway which provides access to most of the downstairs rooms. On the ground floor there are three reception rooms, a downstairs study, spacious kitchen / breakfast room, downstairs WC and plenty of storage throughout.

On the first floor there are five double bedrooms with the master bedroom and bedroom two both benefiting from ensuite shower rooms. Bedrooms three, four and five are all complimented by the main family bathroom.

Outside the property enjoys a large rear garden expanding over 150ft in length and enjoys far reaching views towards Ashurstwood.

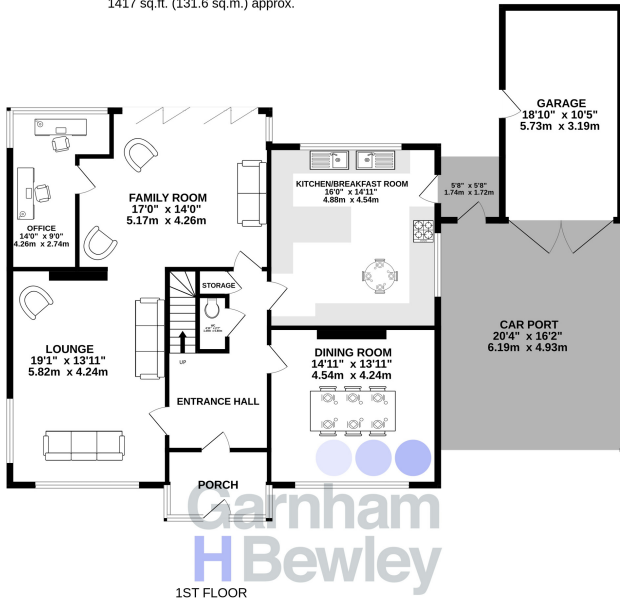
At the front of the property there is parking for multiple vehicles, an added car port, detached garage and private drive which privately sets the property away from the road.

Viewings come highly recommended to appreciate the size and character of this family home as our vendors are already suited with their next onward purchase.

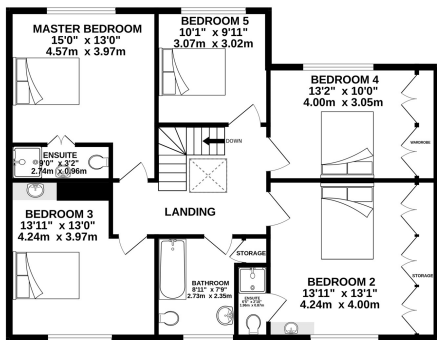


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GROUND FLOOR
1417 sq.ft. (131.6 sq.m.) approx.



1ST FLOOR
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA: 2654 sq.ft. (246.6 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.
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Ground Floor

Porch

Entrance Hall

Lounge

19' 1" x 13' 11" (5.82m x 4.24m)

Family Room

17' 0" x 14' 0" (5.18m x 4.27m)

Kitchen / Breakfast Room

16' 0" x 14' 11" (4.88m x 4.55m)

Dining Room

14' 11" x 13' 11" (4.55m x 4.24m)

Office

14' 0" x 9' 0" (4.27m x 2.74m)

First Floor

Master Bedroom

15' 0" x 13' 0" (4.57m x 3.96m)

Ensuite

13' 11" x 13' 1" (4.24m x 3.99m)

Bedroom Two

Ensuite

13' 11" x 13' 0" (4.24m x 3.96m)

Bedroom Three

Bedroom Four

13' 2" x 10' 0" (4.01m x 3.05m)

Bedroom Five

10' 1" x 9' 11" (3.07m x 3.02m)

Bathroom

8' 11" x 7' 9" (2.72m x 2.36m)

Outside

Garage

18' 10" x 10' 5" (5.74m x 3.17m)

Car Park

Large Rear Garden



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NEAREST STATIONS

East Grinstead Station - 1.2 miles

Dormans Station - 2.5 miles

Lingfield Station - 3.8 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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