

Guide Price

£385,000

£375,000

Garnham  
H Bewley

84 High Street, Godstone



- Terraced Character Home
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen
- Downstairs Bathroom
- Courtyard Garden
- Popular Village Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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



## 84 High Street, Godstone, Surrey RH9 8DP

Garnham H Bewley are pleased to present to the market this stunning two double bedroom terraced character home situated within the heart of the ever popular village of Godstone with its range of local shops and amenities. The property offers a light and stylish living space and boasts lounge/dining room room with log burning stove, kitchen, downstairs bathroom, two double bedrooms to the first floor and courtyard garden. Internal viewings come highly recommended to fully appreciate this great example of a terraced character home.

The ground floor consists of front door into the lounge/dining room with log burning stove, double aspect windows and stairs leading to the first floor, The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge/freezer, dishwasher, washing machine, window and door to the side aspect and door leading through to the bathroom which has been fitted with a panel enclosed bath with mixer taps, shower cubicle, wash hand basin, low level W.C., fully tiled walls and window to the side aspect.

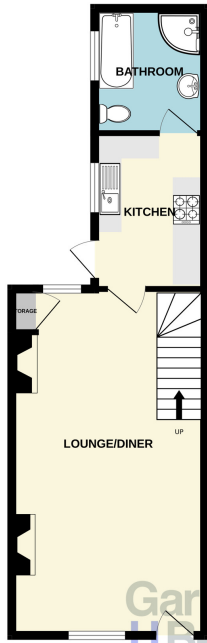
The first floor consists of the main bedroom to the front aspect with feature fireplace and bedroom two overlooks the rear with a shower over the stairs.

Outside there is a small courtyard garden with access to the rear.

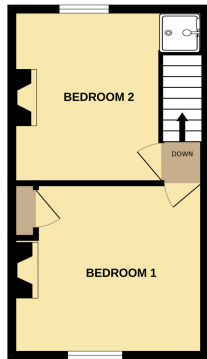


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GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 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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# Accommodation

**Ground Floor**  
**Lounge/Dining Room**  
23' 2" x 12' 10" (7.06m x 3.91m)

**Kitchen**  
10' 5" x 7' 4" (3.17m x 2.24m)

**Bathroom**  
8' 4" x 7' 7" (2.54m x 2.31m)

**First Floor**  
**Main Bedroom**  
12' 11" x 11' 6" (3.94m x 3.51m)

**Bedroom 2**  
11' 0" x 10' 5" (3.35m x 3.17m)

**Outside**  
**Courtyard**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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