

Price

£775,000

Garnham  
H Bewley

22 Blount Avenue, East Grinstead



- Five Bedroom Detached
- Three Reception Rooms
- Kitchen / Breakfast Room
- Utility Room
- En-suite and Family Bathroom
- Driveway Parking
- Front & Rear Gardens
- Popular Location

For further information contact Garnham H Bewley:

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



## 22 Blount Avenue, East Grinstead, West Sussex RH19 1JQ

Garnham H Bewley are delighted to offer for sale this spacious extended five bedroomed, two bathroom, detached family home located on the ever popular Imberhome estate, benefiting from spacious accommodation, driveway parking and a private rear garden.

The ground floor accommodation consist of a useful entrance porch with storage, inviting reception hall which has a door through to the spacious bright and airy lounge with feature fireplace, triple aspect windows providing plenty of light and patio sliding doors onto the private patio. The extended kitchen/breakfast room is fitted in a comprehensive range of wall and base level units with area work surfaces, inset double sink/drainers, built-in double oven, four ring gas hob, integrated fridge and dishwasher, tiled floor, inset ceiling lighting, space for table and chairs, window to the rear aspect and the door to the patio. The spacious dining room is situated to the rear of the property enjoying a wonderful outlook over the garden and has a window to the front aspect and patio sliding doors onto the garden. On the ground floor there is a useful utility, downstairs cloakroom and a family room which could be versatile in its use.

The first floor accommodation consist of the master bedroom which is a generous size with built in wardrobes and a well-appointed en-suite shower room. Bedroom two has a bay window to front aspect, plenty of room for bedroom furniture and overlook the front of the property, and easy access into the study which use to be part of the master bedroom. Bedroom three and bedroom four are situated to the rear of the property and bedroom five is situated to the front. On the first floor there is a family bathroom fitted with a panelled enclosed bath with shower over, folding glass shower screen, vanity wash hand basin with storage under, low level W.C, part tiled walls and a window to the side aspect.

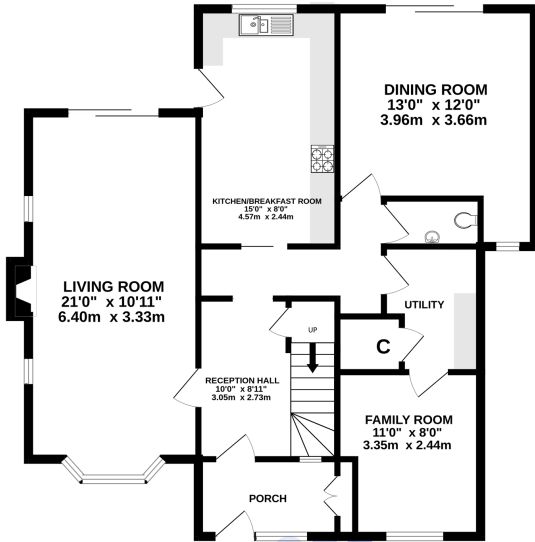
Outside, to the front of the property has a brick block paved driveway providing ample parking and side gate access to the rear. The rear garden is mainly laid to lawn with a variety of mature shrubs and flowering plants. The garden offers a great seating area and has a high degree of privacy. This fabulous home is within striking distance of East Grinstead mainline railway station and popular primary and secondary schools.



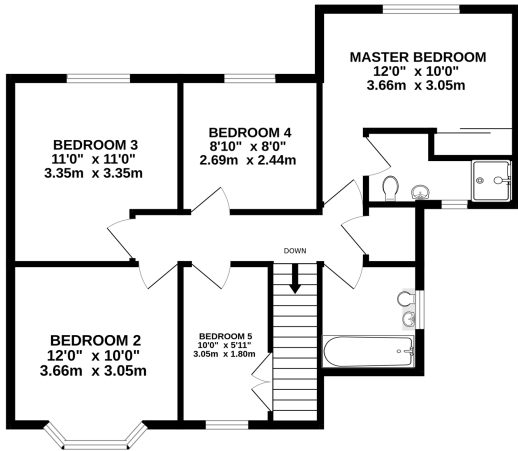
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GROUND FLOOR  
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 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

## Porch

### Reception Hall

10' 0" x 8' 11" (3.05m x 2.72m)

### Living Room

21' 0" x 10' 11" (6.40m x 3.33m)

### Kitchen/Breakfast Room

15' 0" x 8' 0" (4.57m x 2.44m)

### Dining Room

13' 0" x 12' 0" (3.96m x 3.66m)

### Utility

5' 0" x 5' 0" (1.52m x 1.52m)

### Family Room

11' 0" x 8' 0" (3.35m x 2.44m)

### Cloakroom

### First Floor

### Master Bedroom

12' 0" x 10' 0" (3.66m x 3.05m)

### En-suite

### Bedroom 2

12' 0" x 10' 0" (3.66m x 3.05m)

### Bedroom 3

11' " x 11' 0" (NaNm x 3.35m)

### Bedroom 4

8' 10" x 8' 0" (2.69m x 2.44m)

### Bedroom 5

10' 0" x 5' 11" (3.05m x 1.80m)

### Bathroom

### Driveway

### Rear Garden



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## NEAREST RAILWAY STATIONS

East Grinstead Station

0.4 miles

Dormans Station

2.1 miles

Lingfield Station

3.4 miles

**East Grinstead**  
**01342 410227**

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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