

Guide Price

£485,000

£475,000

Garnham
H Bewley

139 Dunnings Road, East Grinstead



- Semi Detached Character Home
- Two Bedrooms
- Lounge and Dining Room
- Kitchen/Breakfast Room
- En-suite and Downstairs Wet Room
- Garden
- Garage and Driveway
- Office/Utility

For further information contact Garnham H Bewley:

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



139 Dunnings Road, East Grinstead, West Sussex RH19 4AS

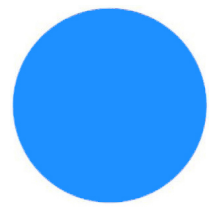
Guide Price £475,000 - £485,000. Gamham H Bewley are pleased to present to the market this stunning two bedroom semi detached character home which has been tastefully modernised by the current owners to provide a light and stylish living space. The accommodation boasts lounge with open fireplace, dining room with log burning stove, kitchen/breakfast room, downstairs wet room, two bedrooms to the first floor, ensuite to the main bedroom and loft area with open plan freestanding roll top bath. Outside the rear garden offers a great space for entertaining with rear access to garage and access to the versatile office/utility area. Internal viewings come highly recommended to fully appreciate this great example of semi detached character home.

The ground floor consists of front door into entrance porch with door leading into the small hall with stairs leading to the first floor. The lounge is set to the front aspect with feature fireplace and double windows. The dining room has a log burning stove, window to the side aspect and opening through to the kitchen/breakfast room which has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, space for freestanding range cooker, fridge/freezer, integrated dishwasher, window to the side aspect and door leading onto the garden. The wet room is accessed from the kitchen and is fully tiled with wash hand basin, low level W.C., heated towel rail and window to the side aspect.

The first floor consists of the main bedroom with double aspect windows, built in wardrobe and access to the en-suite which has been fitted with a double panel enclosed spa bath with mixer taps and shower point, wash hand basin, low level W.C. and window to the rear aspect. Bedroom three overlooks the front aspect.

The second floor consists of the loft area with freestanding roll top bath, access to eaves storage, sky light and window to the side aspect.

Outside the rear garden is fence enclosed with patio area ideal for seating, side access, rear access to the garage and access to the office/utility which comes complete with light, power, base level unit with butler and space for tumble dryer. To the front there is ample driveway parking leading to the garage.



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Accommodation

Ground Floor Entrance Porch

Lounge

13' 1" x 11' 0" (3.99m x 3.35m)

Dining Room

14' 5" x 10' 11" (4.39m x 3.33m)

Kitchen/Breakfast Room

20' 4" x 7' 11" (6.20m x 2.41m)

Wet Room

8' 6" x 5' 8" (2.59m x 1.73m)

First Floor Main Bedroom

13' 0" x 11' 1" (3.96m x 3.38m)

En-suite

8' 5" x 8' 0" (2.57m x 2.44m)

Bedroom 3

13' 1" x 8' 3" (3.99m x 2.51m)

Second Floor Loft Area

19' 5" x 13' 3" (5.92m x 4.04m) at widest points

Outside Garden

Garage

17' 11" x 11' 2" (5.46m x 3.40m)

Office/Utility

15' 9" x 6' 2" (4.80m x 1.88m)

Driveway



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plans, sections, views and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and apparatus shown have not been tested and no guarantee is given regarding their operation or efficiency. See the plans.
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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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