

Guide price

£580,000

£570,000

Garnham
H Bewley

21 Fulmar Drive, East Grinstead



- Detached Family Room
- Three Bedrooms
- Spacious Lounge
- Extended Kitchen / Dining Room
- Modern Shower Room
- Generous Rear Garden
- Integral Garage

For further information contact Garnham H Bewley:

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



21 Fulmar Drive, East Grinstead, West Sussex RH19 3XL

Guide price £575,000 - £585,000. Garnham H Bewley are delighted to present to the market this beautifully presented and extended three bedroom detached family home. Presented to the market in excellent condition throughout this property boasts a spacious lounge, extended kitchen / family area, three bedrooms, modern shower room, utility area, garage, generous rear garden and driveway parking.

The ground floor comprises a welcoming entrance hallway which is accessed via the added porch. Located at the front of the property is the spacious lounge which is a fantastic size and has a large window facing the front aspect. Towards the rear of the lounge there are bifold doors leading through to the extended Kitchen / family room. The extended kitchen has been recently modernised and is fitted with a range of wall and base level units offering ample storage and solid work surfaces. The kitchen conveniently opens up through to the dining area where there is a large window overlooking the rear garden and large sky light allowing plenty of additional light. Accessed from the kitchen is the utility area where there is a door leading to the downstairs WC, door into the integral garage and door leading out to the rear garden.

On the first floor there are three generous size bedrooms and separate modern shower room. The master bedroom which is a generous size, has a view towards the front aspect and benefits of built-in wardrobes. Bedroom two, another double bedroom has a view over the rear garden and also benefits from built-in wardrobes. Bedroom three which is a good size single/office area has a view towards the front aspect.

Outside, the property enjoys a spacious rear garden which is mainly laid to lawn and offers a spacious sitting area which is located at the top of the garden. Towards the front of the property there is driveway parking for two cars. Overall, the property is presented to the market in excellent condition throughout and is located on one of the most popular Road in East Grinstead

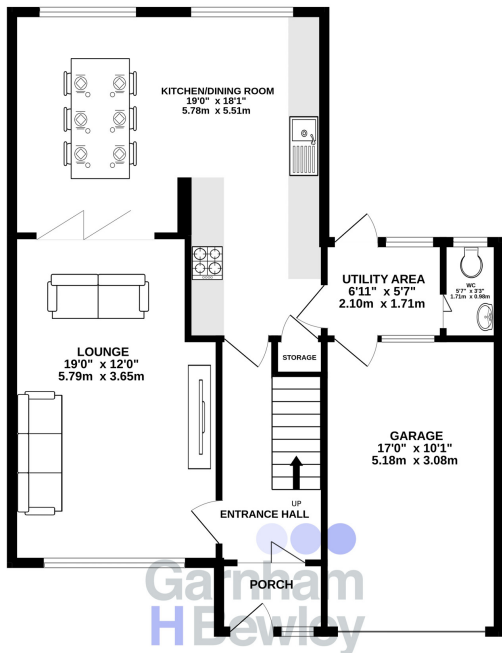


Welcome
Home

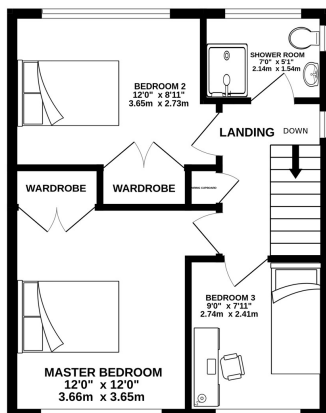


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GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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

Porch

Entrance Hallway

Lounge

19' 0" x 12' 0" (5.79m x 3.66m)

Kitchen / Dining Room

19' 0" x 18' 1" (5.79m x 5.51m)

Utility Area

6' 11" x 5' 7" (2.11m x 1.70m)

Downstairs WC

5' 7" x 3' 3" (1.70m x 0.99m)

Garage

17' 0" x 10' 1" (5.18m x 3.07m)

First Floor

Master Bedroom

12' " x 12' 0" (NaNm x 3.66m)

Bedroom Two

12' 0" x 8' 11" (3.66m x 2.72m)

Bedroom Three

9' 0" x 7' 11" (2.74m x 2.41m)

Shower Room

7' 0" x 5' 11" (2.13m x 1.80m)

Outside

Rear Garden

Driveway



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NEAREST STATIONS

East Grinstead Station - 1.1 miles

Dormans Station - 1.5 miles

Lingfield Station - 2.9 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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