

# Garnham H Bewley

£550,000

3 Parkside, East Grinstead



- Detached Bungalow
- Two Double Bedrooms
- Lounge & Conservatory
- Kitchen / Breakfast Room
- Added Utility & WC
- Separate Office
- Beautifully Designed Rear Garden
- Garage & Driveway

For further information contact Garnham H Bewley:

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





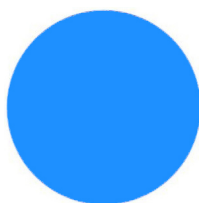
### 3 Parkside, East Grinstead, West Sussex RH19 1JG

Garnham H Bewley are delighted to present to the market this beautifully presented, two double bedroom detached bungalow. Located on a quiet cul-de-sac and just a short distance from town this property comprises two double bedrooms, kitchen/breakfast room, spacious lounge, conservatory, utility room, separate study, shower room, well presented rear garden, garage and driveway parking.

The ground floor comprises a welcoming entrance hallway which provides access to all rooms. Towards the front of the property are two double bedrooms with one of the double bedrooms offering a selection of built in wardrobes. Towards the rear of the property is a spacious lounge and added conservatory.

The kitchen which enjoys a pleasant view towards the rear garden is fitted with a range of wall and base level units creating ample work surface and storage. Off the kitchen is the added utility area where there is a separate WC, access to the rear garden, access to the front of the property and a door leading through to a separate office. Also towards the rear of the property is a fitted shower room with double shower, low-level WC, wash hand basin and privacy style window facing the rear garden.

Outside the property enjoys a beautifully presented rear garden with a section of patio leading to lawn. The garden has a range of mature shrubs and hedges and has been beautifully looked after. Towards the front of the property there is driveway parking and access to the garage.



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## Entrance Hallway

### Lounge

13' 0" x 10' 8" (3.96m x 3.25m)

### Conservatory

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

### Kitchen / Breakfast Room

15' 1" x 8' 1" (4.60m x 2.46m)

### Utility Room

20' 8" x 7' 1" (6.30m x 2.16m)

### Study

8' 1" x 7' 2" (2.46m x 2.18m)

### WC

7' 6" x 3' 8" (2.29m x 1.12m)

### Bedroom

15' 6" x 11' 1" (4.72m x 3.38m)

### Bedroom

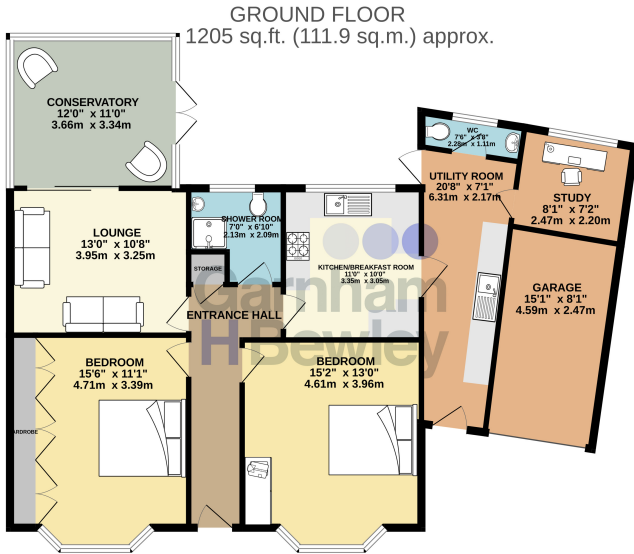
15' 2" x 13' 0" (4.62m x 3.96m)

### Shower Room

7' 0" x 6' 10" (2.13m x 2.08m)

### Garage

15' 1" x 8' 1" (4.60m x 2.46m)



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other areas are approximate and are not intended to be used for any purpose other than information. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, fixtures and appliances shown here are not shown to scale and no guarantee is to be made regarding their existence or location.  
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## NEAREST STATIONS

East Grinstead Station - 0.3 miles

Dormans Station - 2.1 miles

Lingfield Station - 3.4 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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