

Price

£435,000

Garnham  
H Bewley

14 Waterside, East Grinstead



- Completely Refurbished
- Three Double Bedrooms
- Lounge and Family Room
- Stunning Kitchen
- Stylish Family Bathroom
- Garden
- Driveway Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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



## 14 Waterside, East Grinstead, West Sussex RH19 3XS

Garnham H Bewley are pleased to present to the market this beautiful presented three double bedroom family home offered to the market with no onward chain. The property has been recently refurbished throughout to a high standard to create a light and stylish living space, including; Brand new kitchen and bathroom, new energy efficient Vaillant boiler, with new flooring throughout. The property boasts a welcoming entrance hall, separate dining area, spacious lounge, separate kitchen, three double bedrooms, family bathroom, rear garden, off road parking for two cars and the property is set within a cul-de-sac location offering great access for local primary and secondary schools.

The ground floor consists of front door onto entrance hall with storage cupboard and access into the downstairs cloakroom. The lounge / living area has stairs leading to first floor and French doors leading to the rear garden. The kitchen is fitted with a range of wall and base level units with areas of work surfaces, stainless steel sink with drainer, gas hob with extractor hood above, integrated oven, space for fridge/freezer, washing machine and window to rear aspect. There is also the additional reception room / dining room with a large window to front aspect.

The first floor consists of master bedroom with double aspect windows to front and integrated wardrobes. Bedroom two also overlooks the front aspect and bedroom three is set to the rear. The family bathroom provides a panel enclosed shower bath with mixer tap shower point and glass screen, wash hand basin with contemporary mixer tap and storage cupboards, low level W.C. and window to rear.

The garden is fence enclosed with patio offers rear access and backs onto woodlands. To the front the property is set back and offers driveway parking for two cars.

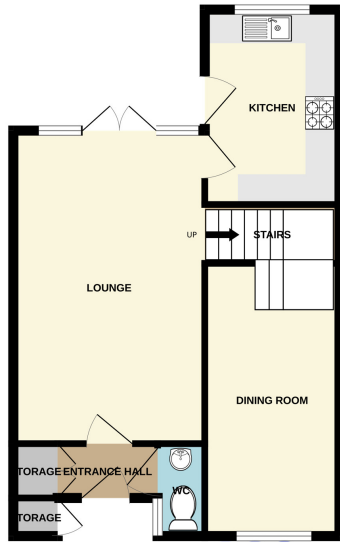


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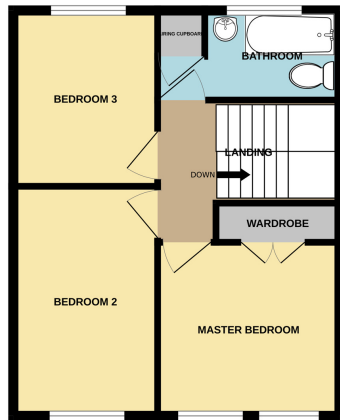
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# Accommodation

GROUND FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



**Ground Floor  
Entrance Hall**

**Downstairs W.C.**

**Lounge**  
17' 10" x 11' 2" (5.44m x 3.40m)

**Kitchen**  
11' 1" x 7' 0" (3.38m x 2.13m)

**Family Room**  
14' 4" x 7' 0" (4.37m x 2.13m)

**First Floor  
Landing**

**Main Bedroom**  
10' 2" x 10' 0" (3.10m x 3.05m)

**Bedroom 2**  
13' 0" x 8' 0" (3.96m x 2.44m)

**Bedroom 3**  
11' 1" x 8' 0" (3.38m x 2.44m)

**Family Bathroom**  
10' 2" x 6' 1" (3.10m x 1.85m)

**Outside  
Garden**

**Driveway**

TOTAL FLOOR AREA : 948 sq.ft. (88.1 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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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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