

Guide Price

£365,000

Garnham
H Bewley

30 Regal Drive, East Grinstead



- Three Bedroom Family Home
- Spacious Lounge/Dining Room
- Fitted Kitchen
- Family Bathroom
- Driveway Parking
- Garage
- Rear Garden
- No Chain

For further information contact Garnham H Bewley:

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



30 Regal Drive, East Grinstead, West Sussex RH19 4SB

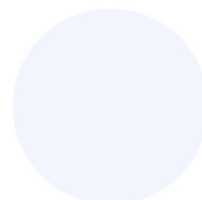
Garnham H Bewley are delighted to offer for sale this stunning three bedroomed family home located on the ever popular Herontye estate and situated in a small and quiet cul-de-sac location. The property is offered to the market in excellent decorative order with no onward chain and has a lovely private garden, driveway parking and garage.

The accommodation consists of entrance porch, spacious lounge/dining room with double aspect windows, sliding doors to the rear garden providing plenty of light, under stairs storage and an opening to the kitchen. The kitchen is fitted in a range of wall and base level units with area of work surface, inset sink/drainers with mixer tap and part tiled walls. There is space for several kitchen appliances and a cooker hood and a window to the rear aspect enjoying an outlook over the garden.

The first floor accommodation has three bedrooms and the family bathroom. The master bedroom, accommodating built in wardrobes, together with the third bedroom are situated to the front of the property. Bedroom two enjoys an outlook over the rear garden. The three bedrooms are complimented by the family bathroom fitted in a white suite with a panelled enclosed bath with shower over, glass shower screen, low level W.C., wash hand basin, part tiled walls and a window to the rear aspect.

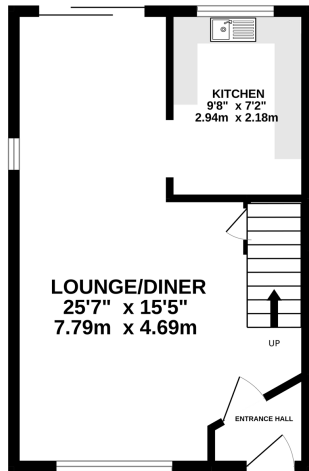
Outside, the property is approached via a path to a small front patio which leads to a side gate with access to the rear garden. There is driveway parking to the front and a detached garage. The rear garden is mainly laid to lawn with a patio area. There is space to the side and offers good privacy.

The property is within close proximity of popular primary and secondary schools including The Meads and Escots Primary school and Sackville secondary school. East Grinstead town centre and the Forest Way linking to Forest Row are within walking distance.

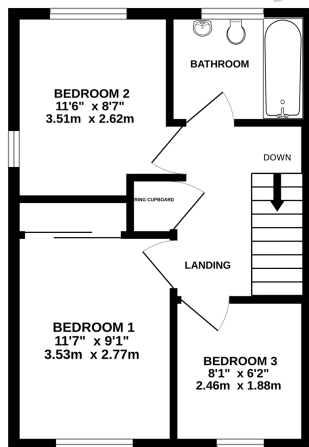


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GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



Accommodation

Entrance Porch

Lounge Area

15' 5" x 15' 4" (4.70m x 4.67m)

Dining Area

10' 2" x 7' 9" (3.10m x 2.36m)

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m)

First Floor Landing

Master Bedroom

11' 7" x 9' 1" (3.53m x 2.77m)

Bedroom 2

10' 2" x 7' 9" (3.10m x 2.36m)

Bedroom 3

8' 1" x 6' 2" (2.46m x 1.88m)

Family Bathroom

Driveway

Garage

Rear Garden

TOTAL FLOOR AREA : 687 sq.ft. (63.9 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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NEAREST RAILWAY STATIONS

East Grinstead Station

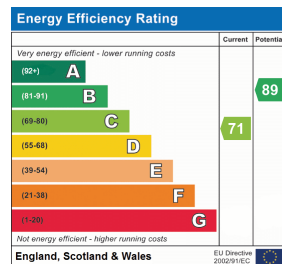
0.8 miles

Dormans Station

2.6 miles

Lingfield Station

4.0 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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