

Price

£530,000

Garnham  
H Bewley

8 Lea Croft London Road, East Grinstead



- Link Detached Town House
- Four Double Bedrooms
- Lounge and Study
- Kitchen
- Downstairs Cloakroom
- En-suite and Family Bathroom
- Garden
- Garage and Driveway

For further information contact Garnham H Bewley:

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





## 8 Lea Croft London Road, East Grinstead, West Sussex RH19 1PL

Garnham H Bewley are pleased to present to the market this four bedroom link detached town house situated within a quiet cul-de-sac location and is in our opinion offered in excellent decorative order. The property is situated ideally for local train station and boasts lounge/dining room, study, downstairs cloakroom, en-suite to master bedroom, family bathroom, oversized airing cupboard offering a great storage space, rear garden, off road parking and garage. Internal viewings come highly recommended to fully appreciate this stunning link detached family home.

The ground floor consists of entrance hall with access to the downstairs cloakroom and under stairs storage cupboard, lounge/dining room with French doors onto rear garden, study leading off the lounge with window to rear aspect and door garage and the rear garden. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, cooker with gas hob, space for fridge freezer, washing machine, dishwasher and window to front aspect.

The first floor accommodation consists of landing, master bedroom with window to rear aspect and en-suite shower room which has been fitted with shower cubicle, wash hand basin, low level W.C., extractor fan and window to side aspect. Bedroom four is situated to the front of the property. There is also the family bathroom which has been fitted with a panel enclosed bath, wash hand basin, low level W.C., radiator, extractor fan and window to side aspect.

The second floor consists of landing with airing cupboard, bedroom two is situated to the rear of the property and bedroom three being set to the front.

Outside the rear garden is mainly fence enclosed with patio leading to lawn, shrub borders and access to the side. To the front there is off road parking leading to the garage with an up and over door.



Welcome  
Home



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# Accommodation

## Ground Floor Entrance Hall

### Downstairs Cloakroom

#### Kitchen

9' 7" x 9' 6" (2.92m x 2.90m)

#### Lounge/Dining Room

19' 5" x 14' 4" (5.92m x 4.37m)

#### Study

11' 4" x 7' 10" (3.45m x 2.39m)

## First Floor Landing

### Main Bedroom

14' 6" x 14' 4" (4.42m x 4.37m)

#### En-suite

#### Bedroom 4

14' 4" x 8' 0" (4.37m x 2.44m)

#### Family Bathroom

## Second Floor

### Bedroom 2

14' 8" x 14' 4" (4.47m x 4.37m)

### Bedroom 3

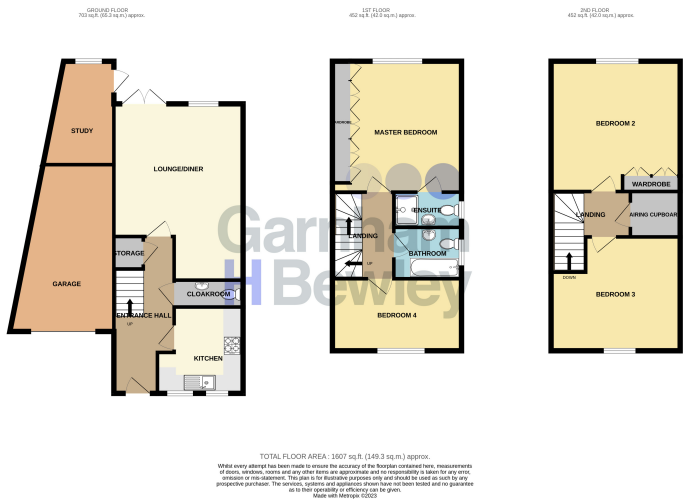
14' 4" x 12' 8" (4.37m x 3.86m)

## Outside Garden

### Garage

18' 4" x 11' 4" (5.59m x 3.45m)

### Driveway

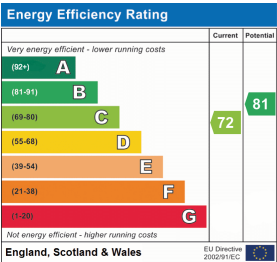


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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification 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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