

Guide Price

£425,000

Garnham  
H Bewley

61 Dunnings Road, East Grinstead



- Semi Detached Character Home
- Two Double Bedrooms
- Upstairs Bathroom
- Lounge with Feature Fireplace
- Dining Room
- Kitchen and Utility
- Beautiful Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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





## 61 Dunnings Road, East Grinstead, West Sussex, RH19 4AB

Guide Price £425,000 to £435,000. Garnham H Bewley are pleased to present to the market this charming two bedroom semi-detached character home in East Grinstead. This delightful two double bedroom semi-detached home offers a perfect blend of character and functionality, situated in a sought-after location in East Grinstead. Upon entering, you are welcomed by a bright and cosy lounge to the front aspect, featuring a beautiful feature fireplace that adds warmth and charm. The separate dining room provides an ideal space for entertaining and includes a useful under-stairs storage cupboard. The dining area flows seamlessly into the well-appointed kitchen, with a door leading outside and providing access to a convenient utility area. Upstairs, you'll find two generously sized double bedrooms. The main bedroom offers direct access to a spacious family bathroom, which is both stylish and practical. Outside, the property boasts a beautifully landscaped rear garden, perfect for relaxing or outdoor entertaining. To the front, there is driveway parking, providing off-road convenience. Located within easy reach of local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate this stunning semi detached family home.

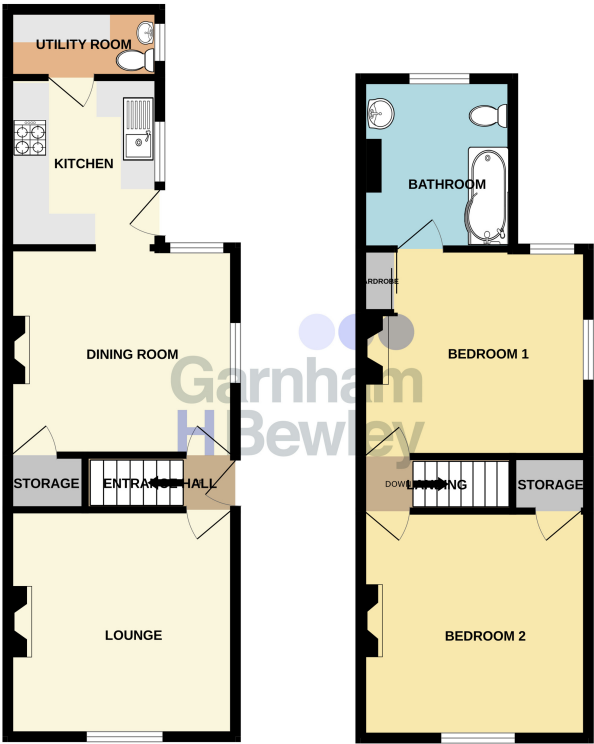


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# Accommodation

GROUND FLOOR  
438 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.1 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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## Ground Floor

### Lounge

12' 6" x 12' 6" (3.81m x 3.81m)

### Dining Room

12' 6" x 11' 5" (3.81m x 3.48m)

### Kitchen

9' 4" x 8' 4" (2.84m x 2.54m)

### Utility/W.C.

8' 2" x 3' 9" (2.49m x 1.14m)

## First Floor

### Main Bedroom

12' 6" x 11' 5" (3.81m x 3.48m)

### Bedroom 2

12' 6" x 11' 6" (3.81m x 3.51m)

### Bathroom

9' 2" x 9' 1" (2.79m x 2.77m)

### Outside

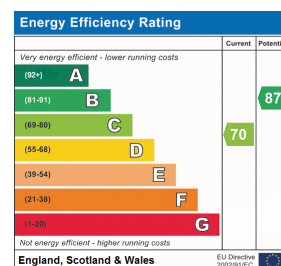
### Garden

### 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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