

£890,000

Garnham
H Bewley

1 Birches View, Felbridge,



- Five Bedroom Family Home
- Three Reception Rooms
- Fabulous Kitchen/Diner
- Master Bedroom With En-suite
- Bedroom Two With En-suite
- Family Bathroom
- Front and Rear Gardens
- Driveway and Double Garage

For further information contact Garnham H Bewley:

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



1 Birches View, Felbridge, West Sussex RH19 2SW

Garnham H Bewley are delighted to offer for sale this fantastic opportunity to acquire this stunning five bedroomed family home which comes fully furnished, included within the price. The property is ideally situated within the ever popular area of Felbridge and is within striking distance of Felbridge Primary School. Built by Abbey Homes in 2022 the property includes three reception rooms, two ensuites and a double garage. The accommodation briefly comprises: reception hall with storage cupboard; downstairs cloakroom with low-level WC and wash hand basin; study with a view to the front aspect; bright and airy family room / dining room, living room with French doors leading to the rear garden; beautiful open plan kitchen/dining room with a range of wall and base level units, sink and drainer, a variety of AEG integrated appliances including steam oven and doors leading to the rear garden.

The first floor comprises: generous sized master bedroom with dressing area and a stunning ensuite complete with low-level WC, wash hand basin and a large shower. The double guest bedroom also has the luxury of an ensuite with low-level WC, wash hand basin and shower ensuite; The three further good sized bedrooms are complimented by the luxurious family bathroom.

Externally, the property further benefits from driveway parking for multiple vehicles and a double garage with up and over doors and rear access. The current garage was the previous new homes office and is fitted out with plastered walls and ceiling. The rear of the property can be accessed via a side entrance. The secluded Southerly aspect rear garden is mostly laid to an expanse of lawn with a patio area abutting the rear of the property and enjoys a partial walled garden. There is space to the side and a light wooded area. The property has the luxury of 9 years remaining on the NHBC and is offered to the market with no onward chain.



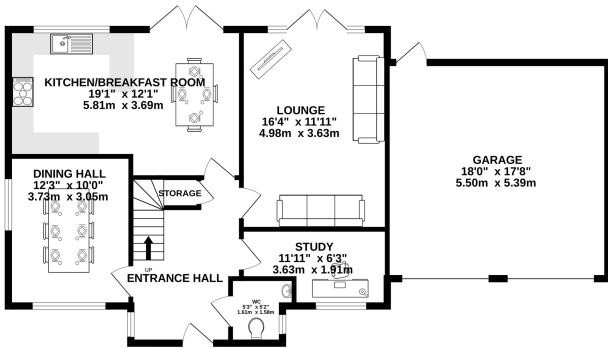
Welcome
Home



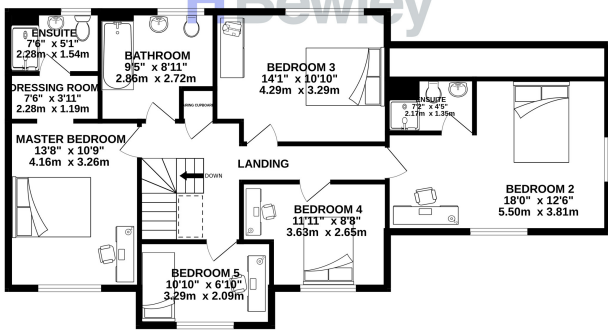
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Accommodation

GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



1ST FLOOR
1020 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 2176 sq.ft. (202.2 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

Entrance Hallway

Lounge

16' 4" x 11' 11" (4.98m x 3.63m)

Dining Hall

12' 3" x 10' 0" (3.73m x 3.05m)

Kitchen / Breakfast Room

19' 1" x 12' 1" (5.82m x 3.68m)

Study

11' 11" x 6' 3" (3.63m x 1.91m)

WC

5' 3" x 5' 2" (1.60m x 1.57m)

First Floor

Master Bedroom

13' 8" x 10' 9" (4.17m x 3.28m)

Dressing Area

7' 6" x 3' 1" (2.29m x 0.94m)

Ensuite

7' 6" x 5' 1" (2.29m x 1.55m)

Bedroom Two

18' 0" x 12' 6" (5.49m x 3.81m)

Ensuite

7' 2" x 4' 5" (2.18m x 1.35m)

Bedroom Three

14' 1" x 10' 10" (4.29m x 3.30m)

Bedroom Four

11' 11" x 8' 8" (3.63m x 2.64m)

Bedroom Five

10' 10" x 6' 10" (3.30m x 2.08m)

Bathroom

9' 5" x 8' 11" (2.87m x 2.72m)

Outside

Double Garage

18' 0" x 17' 8" (5.49m x 5.38m)



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NEAREST STATIONS

East Grinstead Station - 1.7 miles

Dormans Station - 2.2 miles

Lingfield Station - 3.0 miles

East Grinstead
01342 410227

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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