

Guide Price  
£525,000

£500,000

Garnham  
**H** Bewley

3 Rowplatt Close, Felbridge, East Grinstead



- Fabulous Family Home
- Three Bedrooms
- Kitchen / Breakfast Room
- Downstairs Cloakroom
- En-suite and Family Bathroom
- Driveway & Garage
- Private Rear Garden
- No Chain

For further information contact Garnham H Bewley:

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





## 3 Rowplatt Close, Felbridge, East Grinstead, Surrey RH19 2RJ

Garnham H Bewley are delighted to offer for sale this fabulous three bedroom semi-detached family home built by Antler homes to a very high specification. The property enjoys spacious and beautifully decorated accommodation, two bathrooms, driveway parking, garage, private rear garden and is situated in a quiet cul-de-sac location in the popular village of Felbridge. The property is offered to the market with no onward chain.

The ground floor accommodation consists of an inviting reception hall with stairs to the first floor landing, door to a well appointed WC, door to lounge/dining room and a door through to the kitchen/breakfast room. The kitchen/breakfast room is fitted with a comprehensive range of wall and base level units with area of work surfaces with matching upstands, inset sink/drainage with mixer tap, built in oven with four ring gas hob and cooker hood above, integrated dishwasher, integrated washing machine and an American style fridge freezer. The kitchen has space for a breakfast table and chairs, window to the front aspect providing plenty of light, under unit lighting, inset ceiling lighting and a tiled floor. The rear of the property enjoys a spacious lounge/dining area with under stairs storage, feature electric fireplace, window to the rear and French doors opening onto the private rear garden.

The first floor accommodation consists of the first floor landing with airing cupboard, door to the master suite enjoying plenty of space with built in wardrobes providing hanging and storage, window to the front aspect and a door to the en-suite shower room. The en-suite is fitted with a corner shower, wash hand basin, low-level WC, heated towel rail, shaver point, part tiled walls and the window to front aspect. Bedroom two and bedroom three are situated to the rear of the property and have a lovely outlook over the rear garden and trees beyond. On the first floor there is also the beautifully appointed family bathroom fitted with a panelled enclosed bath with shower over, glass shower screen, vanity style wash hand basin with storage under, low-level WC, shaver point, heated towel rail, part tiled walls and a window to the side aspect.

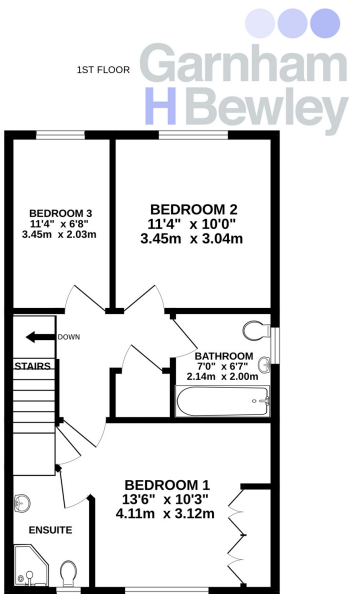
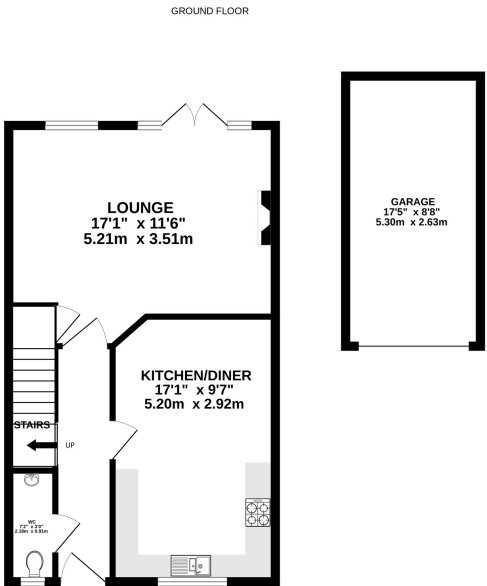
Outside, to the front is a path leading to the front door, side gate access, driveway and garage. The beautifully landscaped rear garden offers great privacy enjoying a southerly aspect and is mainly laid to lawn with mature shrubs and flowering plants. There is a patio and further garden behind the garage. The property is superbly located for Felbridge primary school, Imberhome secondary school and great motorway links.

Welcome  
Home

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# Accommodation



Entrance Hall

Downstairs W.C

Kitchen / Breakfast Room  
9' 7" x 17' 1" (2.92m x 5.21m)

Lounge  
11' 6" x 17' 1" (3.51m x 5.21m)

First Floor

Master Bedroom  
10' 3" x 13' 6" (3.12m x 4.11m)

En-suite

Bedroom 2  
11' 4" x 10' 0" (3.45m x 3.05m)

Bedroom 3  
6' 8" x 11' 4" (2.03m x 3.45m)

Bathroom  
7' 0" x 6' 7" (2.13m x 2.01m)

Driveway

Garage

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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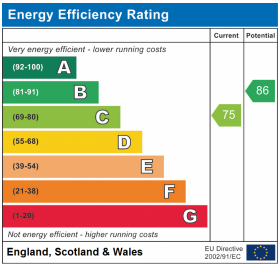
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NEAREST STATIONS  
East Grinstead Station - 1.7 miles  
Dormans Station - 2.5 miles  
Lingfield Station - 3.3 miles

**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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