

Price:

£400,000

Garnham
H Bewley

4 Frith Park, East Grinstead



- Two Bedroom Terraced Characterful Home
- Charming Living Room with Feature Open Fireplace
- Beautifully Fitted Kitchen / Breakfast Room with Appliances
- Tastefully Appointed Shower Room & Downstairs WC
- Extended Sun Room
- Long, West Facing Garden with Office
- Driveway for Two Vehicles
- Planning Permission Submitted for Two Storey Extension

For further information contact Garnham H Bewley:

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



4 Frith Park, East Grinstead, West Sussex RH19 2BU

Garnham H Bewley are delighted to offer for sale this stunning two bedroom characterful property, located on the ever-popular cul-de-sac of Frith Park. This house is ideally located on the edge of Brown's Wood and offers exceptional country walks out toward Domans Park. It is also within striking distance of some excellent Primary & Secondary schools, and walking distance of East Grinstead's mainline railway station and its historic Tudor High Street.

The property is entered through a storm porch into the entrance hall with stairs straight ahead and the living space to the left. On the left is a marvellous living room, with a high ceiling (as there is throughout the downstairs) and a restored feature and open fireplace. There is a window to the front aspect with Venetian shutters, and double doors into the Kitchen / Breakfast Room. The kitchen has been stylishly fitted with a range of wall and base level units, granite worktops, integrated fridge/freezer, sink with drainer and electric cooker and hob. There is plenty of room to sit and eat, creating a very social space to cook and enjoy time with friends and family. The garden room is an extension from the original house and has double doors that open up to enjoy views of the garden. It includes a separate downstairs WC and utility cupboard which houses a plumbed in washing machine and tumble dryer.

The upstairs accommodation consists of two double bedrooms, the master to the front and bedroom two to the rear. The master bedroom has floor to ceiling built-in-wardrobes across the length of the room, and additional storage above the stairwell. The bathroom has been re-modelled by the current owners to include a double length walk-in shower, low-level WC and a fitted wash-hand basin with built-in storage. There is under-floor heating in the bathroom.

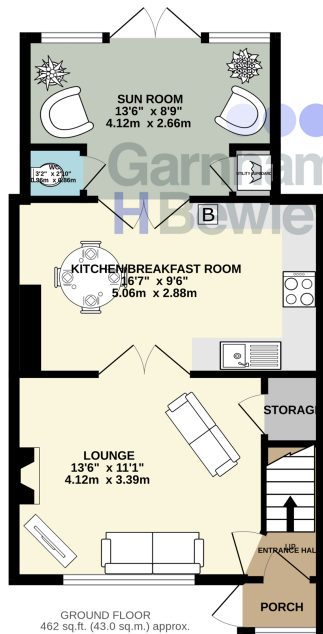
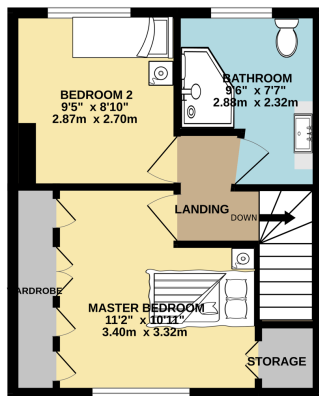
Outside, the property has a beautifully landscaped and long rear garden, which is mainly laid to lawn. There is an expanse of newly-laid patio as you step out from the Sun Room. The garden enjoys a wealth of sunshine and its westerly aspect ensures the garden basks in the afternoon and evening light. There are a variety of mature shrubs and array of vibrant and colourful plants and flowers throughout the garden. There are two large garden sheds which will be included in the sale. Additionally, the current owners have built a bespoke timber office at the rear of the garden which benefits from light and power, comfortably accommodates two desks and chairs and could alternatively be converted into a home gymnasium. There is rear access from the garden which opens onto Eden Vale and provides a short-cut into the woods behind. There is driveway parking for two vehicles at the front of the property. The current owners have applied for planning permission for a double-storey rear extension, to match in with the neighbours to both sides.



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1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



4 FRITH PARK - FLOORPLAN

TOTAL FLOOR AREA: 798 sq.ft. (74.1 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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Accommodation

Ground Floor:

Lounge:

13' 6" x 11' 1" (4.11m x 3.38m)

Kitchen / Breakfast Room:

16' 7" x 9' 6" (5.05m x 2.90m)

Sun Room:

13' 6" x 8' 9" (4.11m x 2.67m)

WC:

3' 2" x 2' 10" (0.97m x 0.86m)

First Floor:

Master Bedroom:

11' 2" x 10' 11" (3.40m x 3.33m)

Bedroom Two:

9' 5" x 8' 10" (2.87m x 2.69m)

Bathroom:

9' 6" x 7' 7" (2.90m x 2.31m)



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Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (1.3 miles)

Lingfield Station (2.7 miles)

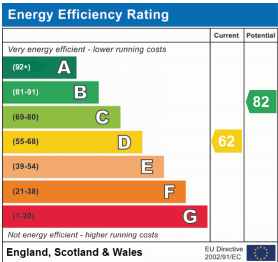
Nearest Schools:

Blackwell Primary School - Ofsted: Good (0.3 miles)

St Mary's CofE Primary School - Ofsted: Good (0.4 miles)

Baldwins Hill Primary School - Ofsted: Good (0.3 miles)

Halsford Park Primary School - Ofsted: Good (0.7 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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