

Guide Price:
£435,000

£425,000

Garnham
H Bewley

Imberhorne Lane, East Grinstead



- Stunning Two Bedroomed Home
- Impressive Kitchen and Bathroom
- Open Plan Accommodation
- Under Floor Heating
- Parking Landscaped Garden
- Built to a High Specification
- Secure Gated Parking
- Architects Certificate

For further information contact Garnham H Bewley:

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



Imberhome Lane, East Grinstead, West Sussex RH19 1RP

Guide Price: £425,000 - £435,000. Garnham H Bewley are delighted to offer for sale this fabulous, individual two bedroomed detached home which has been recently built in 2022 to a very high specification located in a convenient position with open plan living and electric gated secured parking for two cars. The property is offered with no onward chain.

The ground floor accommodation consists of a luxurious kitchen fitted with a comprehensive range of wall and base level units with built-in four ring hob and cooker hood above, inset sink / drainer with hot water tap, area of quartz works surface with matching upstands, built-in Neff oven, integrated dishwasher and fridge/freezer, engineered wood flooring which continues through the downstairs accommodation. The fabulous open plan living enjoys plenty of space with Velux windows in the vaulted ceiling area, bi-folding doors with built-in blinds, ceiling speakers for sound system, hard wired fire alarm, plenty of power sockets, underfloor heating, stairs to the first floor landing, built in study area / utility housing the washing machine, well appointed downstairs W.C and plenty of windows providing great light.

The first floor accommodation enjoys two large double bedrooms of which both have plenty of room for bedroom furniture, inset ceiling lighting, stylish wood panelling and fitted window blinds. The two bedrooms are complimented by the stunning family bathroom fitted in a white suite with stylish black finishes incorporating glass shower screen, wall mounted taps to the bath and wash hand basin which also has storage under, glass mirror with speakers and anti steam, oversized shower head, low level W.C, heated towel rail, fully tiled walls and floor, under floor heating and a window to the side aspect. There is a well-insulated loft space accessed off bedroom two and radiators serving the first floor.

Outside, the property enjoys secure off road parking laid to tarmac with cobbled edging for two cars set behind an electric gate with car charger, up and down lighting, area of levelled lawn, grey Indian sandstone patio, outside hot water tap, Nest CCTV to the rear and space to enjoys outside dining. The property is within easy access of great motorway links, East Grinstead mainline railway station and popular schools. There is an architects certificate valid for 6 years from 17th July 2022.



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Accommodation

Ground Floor

Kitchen/Diner/Family Area
26' 5" x 15' 2" (8.05m x 4.62m)

Lounge Area
11' 2" x 10' 8" (3.40m x 3.25m)

Study Space / Utility

Downstairs W.C.

First Floor

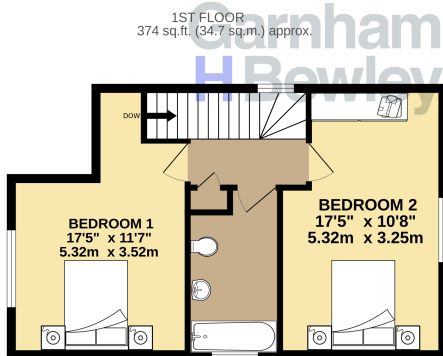
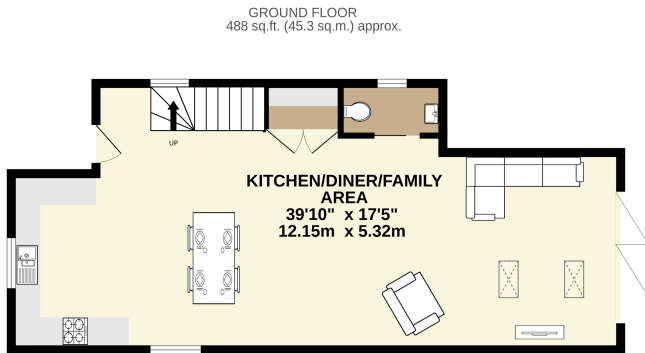
Master Bedroom
15' 2" x 11' 3" (4.62m x 3.43m)

Bedroom 2
15' 2" x 8' 10" (4.62m x 2.69m)

Bathroom
8' 8" x 5' 6" (2.64m x 1.68m)

Parking

Garden



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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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NEAREST RAILWAY STATIONS

East Grinstead Station

0.8 miles

Dormans Station

2.3 miles

Lingfield Station

3.4 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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