

£475,000

48 Pegasus Way, East Grinstead



- Fabulous Three Bedroomed Home
- Spacious Living / Dining Area
- Fitted Kitchen
- Well Appointed Family Bathroom
- Downstairs Cloakroom
- Driveway & Garage
- Front and Rear Gardens
- No Onward Chain

For further information contact Garnham H Bewley:

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



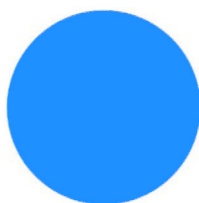
48 Pegasus Way, East Grinstead, West Sussex RH19 3NW

Garnham H Bewley are delighted to offer for sale this fabulous three bedroomed detached family home offered to the market in superb decorative order with a delightful private outlook enjoying a southerly aspect. There is driveway parking, garage and no onward chain.

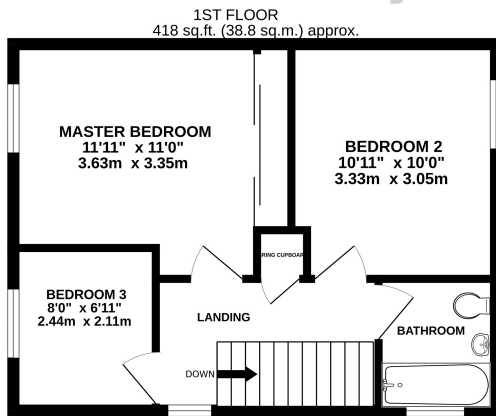
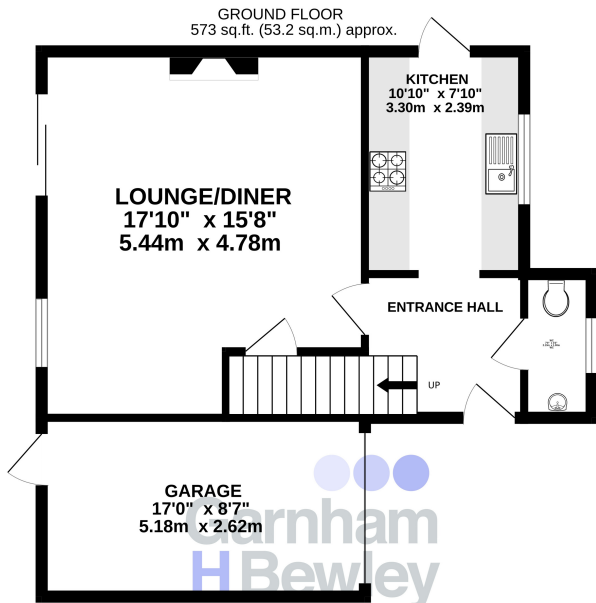
The ground floor accommodation consists of an inviting reception hall with stairs to the first floor landing, door to a well-appointed downstairs cloakroom and doors into the kitchen and living room. The spacious living room enjoys a window to the rear and patio sliding doors to the rear aspect providing plenty of light with a delightful outlook over woodland. There is a feature electric fireplace and a good sized under stairs storage cupboard. The kitchen is fitted to the front of the property and consists of a range of comprehensive wall and base level units with area of work surfaces, inset sink / drainer with mixer tap, built in oven with hob and cooker hood above, space for fridge / freezer, dishwasher and washing machine, part tiled walls, wall mounted boiler, window to the front aspect and a door to the side access.

The first floor accommodation consist of a wonderful master bedroom enjoying stunning outlook over the garden and woodland beyond, large range of mirror fronted wardrobes providing plenty of hanging and storage space and plenty of room for further bedroom furniture. Bedroom two is situated to the front of the property and has a large window to the front aspect. Bedroom three is situated to the rear of property. The family bathroom is fitted in a white suite with a panelled enclosed bath, wash hand basin, low-level WC, heated towel rail, tiled walls and a window to the side aspect.

Outside, to the front is an area of lawn and shrubs with driveway parking and a garage with an up and over door, power, light, and a door to the rear garden. There is side access to the right hand side of the property leading to the rear garden. The rear garden enjoys a South West aspect with a generous sized patio area, expanse of lawn with steps down to a further area of lawn, a variety of mature shrubs, flowering plants, rose bushes and a delightful woodland backdrop.



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TOTAL FLOOR AREA: 991 sq.ft. (92.0 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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Entrance Hall

Downstairs Cloakroom

Living / Dining Room
17' 10" x 15' 8" (5.44m x 4.78m)

Kitchen
10' 10" x 7' 10" (3.30m x 2.39m)

First Floor

Master Bedroom
11' 11" x 11' 0" (3.63m x 3.35m)

Bedroom 2
10' 11" x 10' 0" (3.33m x 3.05m)

Bedroom 3
8' 0" x 6' 11" (2.44m x 2.11m)

Family Bathroom

Driveway

Garage

Rear Garden



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NEAREST STATIONS:

East Grinstead Station (1.3 miles)

Dormans Station (1.5 miles)

Lingfield Station (2.9 miles)

NEAREST SCHOOLS:

Sackville School - Ofsted: Good (0.8 miles)

Estcots Primary School - Ofsted: Good (0.8 miles)

Blackwell Primary School - Ofsted: Good (0.6 miles)

Dormansland Primary School - Ofsted: Good (1.7 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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