

Guide Price:  
£475,000

£450,000

Garnham  
**H**Bewley

1a Morton Road, East Grinstead



- Detached Bungalow
- Three Double Bedrooms
- Spacious Lounge with Feature Log Burner
- Tastefully Fitted Kitchen
- Shower Room & En-Suite
- Private Rear Garden
- Driveway Parking
- Close Proximity to East Grinstead High

For further information contact Garnham H Bewley:

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





## 1a Morton Road, East Grinstead, West Sussex RH19 4AF

Guide Price: £450,000 - £475,000. Garnham H Bewley are delighted to present to the market this charming, yet contemporary, detached, three bedroom bungalow. Conveniently located within walking distance of East Grinstead's mainline railway station, historic Tudor high street, and other local amenities.

The bungalow is entered straight into the lounge. The lounge is large space which has been stylishly decorated to a high standard. There is a feature log burner and skylight in the ceiling. Beyond the lounge is a hallway which gives access to all of the other internal rooms.

The kitchen has been tastefully fitted with a variety of wall and base level units, sink (with drainer), under-counter fridge & freezer, electric oven and induction hob, whilst still leaving plenty of space for white goods, such as dishwasher and washing machine. There are patio doors leading from the kitchen out to the rear garden.

The master bedroom sits behind the lounge and is an impressive size, it comfortably accommodates a super king-bed, and has its own dressing area attached, which leads through to a shower-room en-suite. The en-suite has been fitted with a corner shower cubicle, wash-hand basin and low-level WC. There are French doors that lead out from the master bedroom into the rear garden. Bedroom two and three are large doubles; bedroom two sits to the front and has a feature bay window and vaulted ceiling, whilst bedroom three is at the back-right of the property, again with access out to the garden.

Both bedrooms two and three are complimented by a well appointed shower room. The loft is fully-boarded and insulated with plenty of storage and boasting two Velux windows.

The rear garden is completely private and enjoys an abundance of sunshine throughout the day. There are large expanses of newly-laid patio, creating a very low-maintenance space and there is also a garden shed; perfect for storage and already linked up to a power supply. There is side access via a lockable gate, which takes you back to the front, where you'll find driveway parking with a dropped kerb to allow space for two vehicles, as well as a large expanse of lawn making up the front garden.



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# Accommodation

## Ground Floor: Lounge / Diner:

18' 5" x 11' 9" (5.61m x 3.58m)

## Kitchen:

11' 1" x 7' 7" (3.38m x 2.31m)

## Master Bedroom:

14' 2" x 7' 9" (4.32m x 2.36m)

## Dressing Room:

8' 8" x 6' 10" (2.64m x 2.08m)

## En-Suite:

6' 1" x 5' 0" (1.85m x 1.52m)

## Bedroom Two:

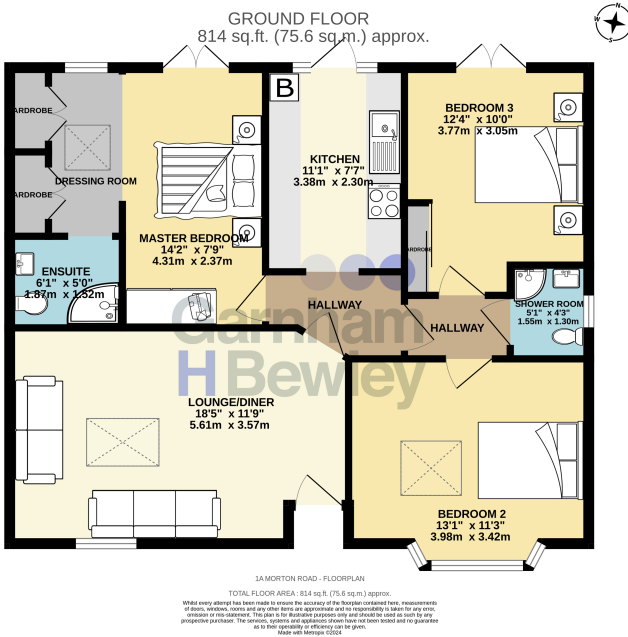
13' 1" x 11' 3" (3.99m x 3.43m)

## Bedroom Three:

12' 4" x 10' 0" (3.76m x 3.05m)

## Shower Room:

5' 1" x 4' 3" (1.55m x 1.30m)



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Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (2.7 miles)

Lingfield Station (4.1 miles)

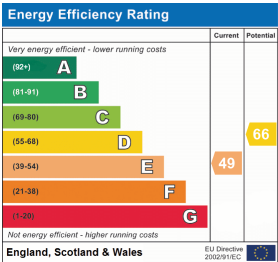
Nearest Schools:

The Meads Primary School - Ofsted: Good (0.2 miles)

Estcots Primary School - Ofsted: Good (0.7 miles)

Sackville School - Ofsted: Good (0.7 miles)

Blackwell Primary School - Ofsted: Good (1.3 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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