

Price:

£675,000

Garnham
H Bewley

13 Southlands, East Grinstead



- Substantial Family Home
- Four Double Bedrooms
- Spacious Lounge & Separate Dining Room
- Large Kitchen/Breakfast Room with Integrated Appliances
- Family Bathroom
- 300ft Rear Garden
- Driveway & Garage

For further information contact Garnham H Bewley:

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



13 Southlands, East Grinstead, West Sussex RH19 4DB

Garnham H Bewley are delighted to offer for sale this substantial, four bedroom detached family home, which is conveniently located within a stone's throw of The Meads Primary School and is within walking distance to East Grinstead's mainline railway station and its historic Tudor High Street. The property enjoys spacious and versatile accommodation, is well presented throughout, and has far reaching views over the property's 300ft rear garden and beyond into the woodland.

On the ground floor, you enter the property into a bright and airy entrance hall with plenty of storage and hanging space, from the entrance hall there are stairs leading to the first floor, a door into the lounge on the left, access to the kitchen straight ahead and downstairs cloakroom and WC to the right. The kitchen/ breakfast room is impressive comes and fitted with a comprehensive range of wall and base level units, contrasting work surfaces, inset sink with mixer tap, SMEG range cooker & cooker hood, integrated dishwasher, fridge/freezer, washing machine & tumble dryer. The kitchen has French doors opening onto a beautiful decked sun terrace which overlooks an enormous rear garden. The lounge enjoys a triple-aspect windows and also opens onto the sun-terrace. There is a wood burning stove, making the living space very cosy throughout the winter. There is a dining room adjoined to the lounge with ample space for a six seater dining table.

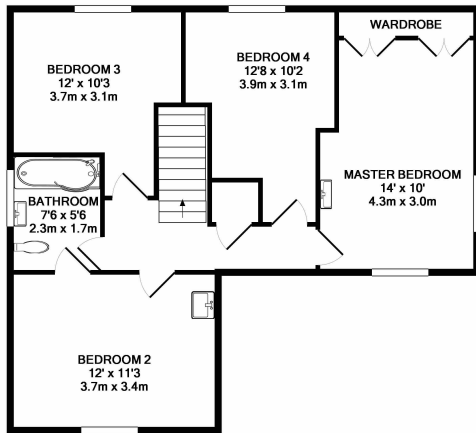
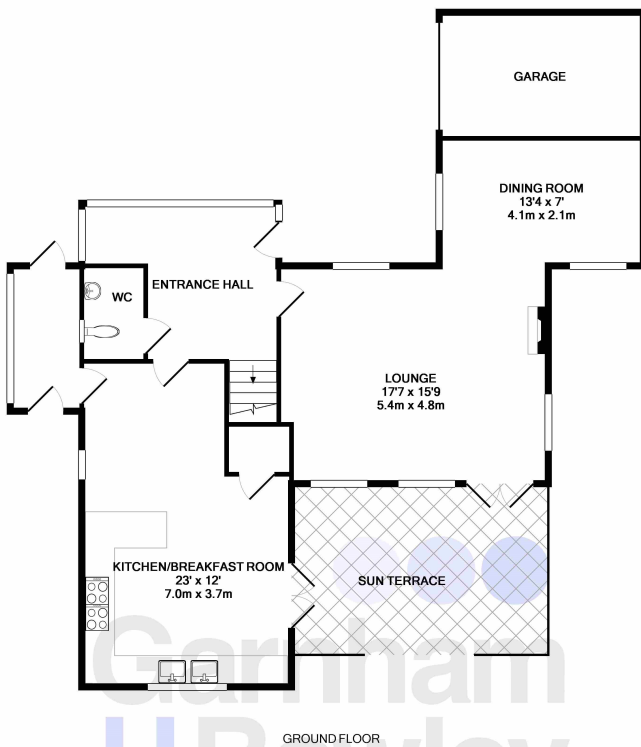
Up on the first floor, there is a dual aspect master suite with fitted wardrobes, vanity style wash-hand basin with storage underneath and it offers far reaching views into the countryside. There are a further three double bedrooms complimented by the family bathroom, which comes complete with a P-shaped spa bath (with shower above), vanity style wash-hand basin, low-level WC and a heated towel rail.

Externally, there is a brick paved driveway with space for three cars, which is partially secluded by a feature hedgerow. There is a double garage with power, light and gas. Gated side access leads to an enormous south-westerly facing rear garden, which measures approximately 300 feet in length. The garden has elevated timber decking, patio space, areas laid to lawn with mature beds and hedge-screened borders. The remainder of the garden is tranquil and wooded, it leads to a stream right at the back of the garden. There is outdoor storage built in under the kitchen and is accessed from the garden. The gas boiler is housed in here.



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Accommodation



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Ground Floor Lounge

17' 7" x 15' 9" (5.36m x 4.80m)

Dining Room

13' 4" x 7' 0" (4.06m x 2.13m)

Kitchen / Breakfast Room

12' 0" x 23' 0" (3.66m x 7.01m)

Lean-to

9' 6" x 3' 0" (2.90m x 0.91m)

First Floor Master Bedroom

14' 0" x 10' 0" (4.27m x 3.05m)

Bedroom Two

12' 0" x 11' 4" (3.66m x 3.45m)

Bedroom Three

12' 0" x 10' 3" (3.66m x 3.12m)

Bedroom Four

12' 10" x 10' 3" (3.91m x 3.12m)

Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)

Outside Sun Terrace

16' 11" x 10' 8" (5.16m x 3.25m)

Garage



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NEAREST STATIONS:

East Grinstead Station (0.5 miles)

Dormans Station (2.6 miles)

Lingfield Station (4.0 miles)

NEAREST SCHOOLS:

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

St Mary's CofE Primary School, East Grinstead - Ofsted: Good (1.0 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.9 miles)

Estcots Primary School - Ofsted: Good (0.8 miles)

Sackville Secondary School (0.8 miles)

Imberhome Secondary School (1.1 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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