

Offers in Region of

£450,000

Garnham
H Bewley

9 Lodge Close, East Grinstead



- Semi Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge / Diner
- Separate Fitted Kitchen
- Refitted Family Bathroom
- Quiet Cul-De-Sac Location
- Front & Rear Garden
- No Onward Chain

For further information contact Garnham H Bewley:

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



9 Lodge Close, East Grinstead, West Sussex RH19 1JL

Garnham H Bewley are delighted to present to the market this spacious two double bedroom semidetached bungalow. Positioned on a quiet cul-de-sac this property is located just a few minutes from East Grinstead's main town centre, mainline train station and local supermarkets.

The ground floor comprises a welcoming entrance hall where there is access to all rooms. The main lounge/living area is a generous size and stretches from the front of the property to the rear, creating a light and airy room. The lounge benefits from a woodburning stove and access to the added conservatory via double doors.

The separate kitchen is fitted with wall and base level units creating a range of storage and worksurfaces. There is space for a selection of appliances and access to the rear garden via the side door.

Both bedrooms are generous doubles with the master bedroom enjoying a view over the front garden and bedroom two enjoy the view over the rear garden. The bungalow is complimented by the recently updated modern bathroom which is fitted with a P-shaped panel enclosed bath with shower and shower screen, low-level WC, wash handbasin, heated towel rail and tiled walls.

Outside the property enjoys a generous rear garden with a patio area accessible via the kitchen and conservatory. There is a good size section of lawn which is very secluded due to the range of mature shrubs and hedges. To the front of the property there is driveway parking for two cars and a detached garage with power. The property is offered to the market with no onward chain and with a great opportunity to finish off the property cosmetically.



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Ground Floor

Entrance Hallway

Lounge / Diner

19' 10" x 11' 0" (6.05m x 3.35m)

Conservatory / Family Room

12' 0" x 9' 3" (3.66m x 2.82m)

Kitchen

10' 0" x 7' 10" (3.05m x 2.39m)

Master Bedroom

13' 0" x 10' 0" (3.96m x 3.05m)

Bedroom Two

13' 0" x 10' 9" (3.96m x 3.28m)

Bathroom

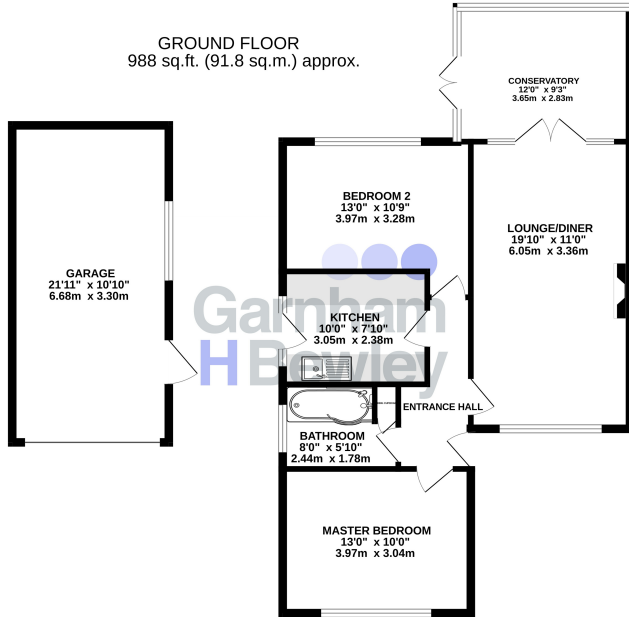
8' 0" x 5' 10" (2.44m x 1.78m)

Outside

Garage

21' 11" x 10' 10" (6.68m x 3.30m)

Front & Rear Garden



TOTAL FLOOR AREA - 988 sq ft (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, ceiling 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 STATIONS

East Grinstead Station - 0.2 miles

Dormans Station - 2.1 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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