

Guide Price:

£375,000

£365,000

Garnham  
H Bewley

15a Dallaway Gardens, East Grinstead



- Detached Home
- Two Double Bedrooms
- Bright & Airy Lounge/Diner
- Beautifully Fitted Kitchen
- Two En-Suite Bathrooms & Downstairs WC
- Private Rear Garden
- Town Centre Location
- No Onward Chain

For further information contact Garnham H Bewley:

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



## 15a Dallaway Gardens, East Grinstead, West Sussex RH19 1AR

Guide Price: £365,000 - £375,000. Garnham H Bewley are delighted to offer for sale this unique and contemporary two double bedroom detached house, presented in excellent condition throughout. The property is located right in the midst of East Grinstead's Town Centre and offers easy access to the mainline railway station and historic Tudor High Street.

As you enter the property, there is a small entrance hall, which leads to the downstairs cloakroom that sits under the landing. There is a bright and airy lounge/diner spanning the entire right hand side of the house, it has a large bay window to the front and French doors opening out to the rear garden. The kitchen is situated towards the rear of the property and has been tastefully fitted with a range of wall and base level units, along with integrated fridge/freezer, electric oven and hob, sink with drainer and still leaves space for washing machine. The boiler is housed in the kitchen, and there is a large window overlooking the rear garden.

Upstairs, there are two large double bedrooms, both with built-in storage and both capable of accommodating king size beds. Each bedroom benefits from its own en-suite bathroom. The master bedroom's en-suite is fitted with a corner shower cubicle, low level WC and wash-hand basin. The second en-suite has been tastefully fitted with a panel-enclosed bathtub, low level WC and wash-hand basin. There is access into the loft from the second bedroom.

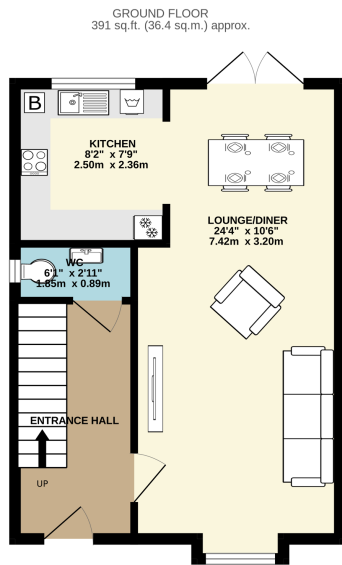
Outside, the rear garden is completely secluded and enjoys the sunshine throughout the day, it is very a low maintenance space and comes complete with a large garden shed. There is side access back to the front.

This property comes to the market with no onward chain.



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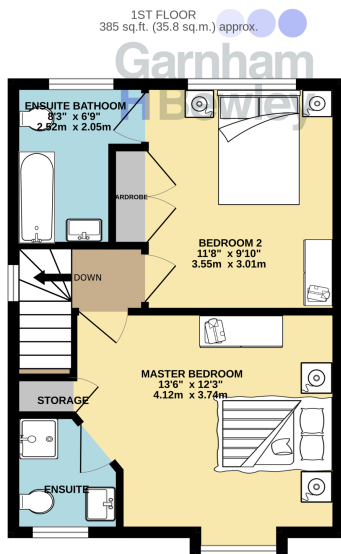
# Accommodation



**Ground Floor**  
**Lounge/Diner**  
10' 6" x 24' 4" (3.20m x 7.42m)

**Kitchen**  
8' 2" x 7' 9" (2.49m x 2.36m)

**WC**  
6' 1" x 2' 11" (1.85m x 0.89m)



**First Floor**  
**Master Bedroom**  
13' 6" x 12' 3" (4.11m x 3.73m)

**Ensuite Shower Room**  
5' 5" x 6' 0" (1.65m x 1.83m)

**Bedroom Two**  
9' 10" x 11' 8" (3.00m x 3.56m)

**Ensuite Bathroom**  
6' 9" x 8' 3" (2.06m x 2.51m)

15A DALLAWAY GARDENS FLOORPLAN

TOTAL FLOOR AREA : 777 sq.ft. (72.1 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 Stations:**

East Grinstead Station (0.3 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.5 miles)

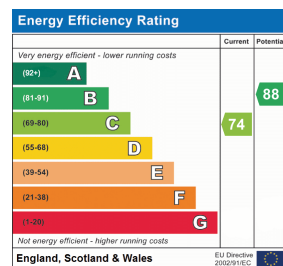
**Nearest Schools:**

The Meads Primary School - Ofsted: Good (0.6 miles)

Blackwell Primary School - Ofsted: Good (0.6 miles)

St Mary's CofE Primary School, East Grinstead - Ofsted: Good (0.6 miles)

Estcots Primary School - Ofsted: Good (0.5 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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