

Price:

£300,000

Garnham  
**H**Bewley

39 Halsford Park Road, East Grinstead



- First Floor Maisonette
- Two Large Double Bedrooms
- Modern Fitted Kitchen
- Family Bathroom
- Large Rear Garden
- Close Proximity to East Grinstead High Street
- Walking Distance to Railway Station
- Perfect Opportunity for First Time Buyers

For further information contact Garnham H Bewley:

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



## 39 Halsford Park Road, East Grinstead, West Sussex RH19 1PP

Garnham H Bewley are delighted to offer for sale this stunning two double bedroom, first floor maisonette, which has been tastefully modernised by the current owners to provide a light and stylish living space and will come with a new 125 year lease on completion. Located on the ever-popular Imberhorne Estate, this property allows great access to East Grinstead Town Centre, Mainline Railway Station and excellent Primary & Secondary Schools.

The accommodation consists of lounge, dining room, two large double bedrooms, fitted kitchen and family bathroom. There is also plenty of storage.

The Lounge is bright and spacious and has a feature fireplace, its opens into a dining area where you can easily sit 6 people. Both bedrooms would fit Super King size beds. The Master Bedroom has a large fitted wardrobe and Bedroom Two offers plenty of space for freestanding storage and has access into a large cupboard that sits above the entrance hall stairs. The Kitchen comes fitted with a range of eye and base-level units, electric oven & hob, sink with drainer and offers additional space for Fridge/Freezer, washing machine and dishwasher. The property has mains gas central heating and the combi-boiler is housed in the kitchen on the rear wall. The current owners have also installed a HIVE SMART heating thermostat. The Kitchen and Master Bedroom provide a lovely view of the rear garden.

The family bathroom is fitted with a panel-enclosed bath with an electric shower point, low level W/C, wash hand basin and heated towel-rail.

Outside, the property benefits from a very large, private rear garden, which is mainly laid to lawn and has an area of decking which catches the sun throughout the day. There is also a large garden shed, perfect for outdoor storage.

Internal viewings come highly recommended.



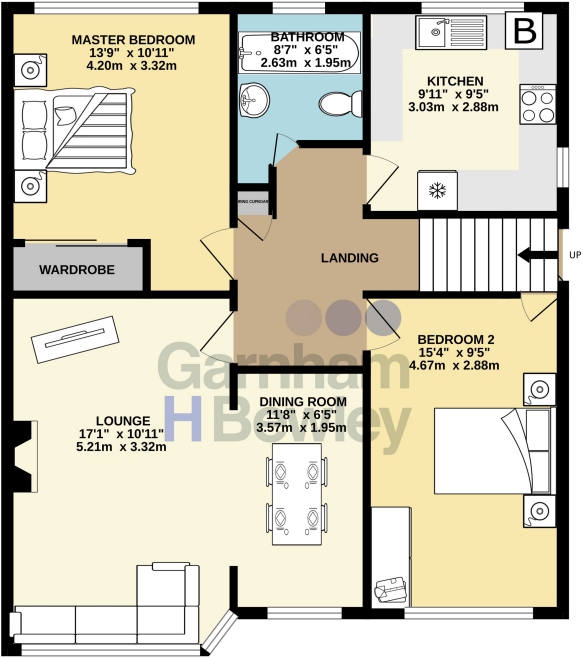
Welcome  
Home



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FIRST FLOOR

FIRST FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



39 HALSFORD PARK ROAD - FLOORPLAN

TOTAL FLOOR AREA: 792 sq.ft. (73.6 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 operation or efficiency can be given.  
Made with Metropix C2023

Lounge

10' 11" x 17' 1" (3.33m x 5.21m)

Dining Room

6' 5" x 11' 8" (1.96m x 3.56m)

Kitchen

9' 5" x 9' 11" (2.87m x 3.02m)

Bathroom

6' 5" x 8' 7" (1.96m x 2.62m)

Master Bedroom

10' 11" x 13' 9" (3.33m x 4.19m)

Bedroom Two

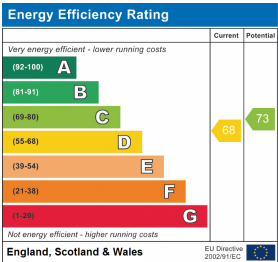
9' 5" x 15' 4" (2.87m x 4.67m)





NEAREST STATIONS:  
East Grinstead Station: 0.5 miles  
  
Dormans Station: 1.9 miles  
  
Lingfield Station: 3.1 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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