

Guide Price
£400,000

£380,000

Garnham
H Bewley

56 Alders Avenue, East Grinstead



- Terraced Family Home
- Three Bedrooms
- Lounge with Feature Fireplace
- Kitchen/Dining Room
- Family Bathroom
- Useful Loft Area
- Front and Rear Gardens
- Light and Spacious

For further information contact Garnham H Bewley:

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56 Alders Avenue, East Grinstead, West Sussex RH19 2BZ

Guide Price £380,000 - £400,000. Garnham H Bewley are pleased to present to the market this three bedroom terraced family home offering light and spacious accommodation and set within a popular area of East Grinstead. The property offers a great living space and boasts entrance porch, lounge with feature fireplace, kitchen/dining room, family bathroom, useful loft room and front and rear gardens. Internal viewings come highly recommended to fully appreciate this great example of a family home.

The ground floor consists of front door into entrance porch with door into lounge which has stairs leading to the first floor, feature fireplace and window to the front aspect. The kitchen/dining room has been fitted with a range of wall and base level units with areas of work surfaces, breakfast bar, integrated fridge/freezer, oven, space for washing machine, window to the rear aspect and patio doors onto the garden.

The first floor consists of landing with stairs leading to the loft and storage cupboard. The master bedroom has fitted wardrobes and window to the rear aspect. Bedrooms two and three both overlook the front aspect with bedroom two also benefitting from built in wardrobe. The family bathroom has been fitted with a panel enclosed shower bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the rear aspect.

Outside the rear garden is fence enclosed with patio leading to the lawn and access to the rear of the garden. To the front there is an area of lawned garden with path leading to the front door.

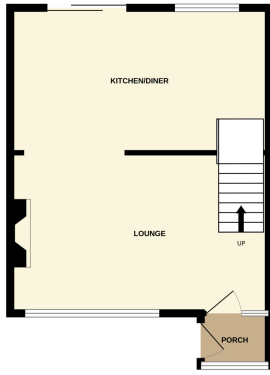


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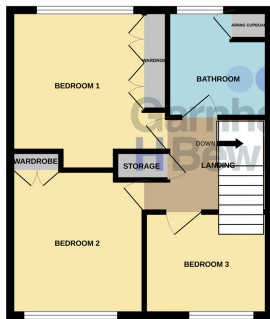
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Accommodation

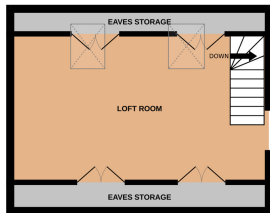
GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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Ground Floor Entrance Porch

Lounge

18' 11" x 11' 9" (5.77m x 3.58m)

Kitchen/Dining Room

18' 11" x 10' 8" (5.77m x 3.25m)

First Floor Landing

Main Bedroom

11' 1" x 10' 7" (3.38m x 3.23m)

Bedroom 2

11' 1" x 9' 10" (3.38m x 3.00m)

Bedroom 3

8' 9" x 7' 7" (2.67m x 2.31m)

Family Bathroom

7' 10" x 7' 5" (2.39m x 2.26m)

Second Floor Loft Area

16' 0" x 10' 11" (4.88m x 3.33m)



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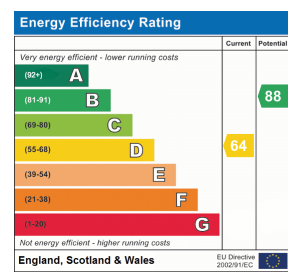
Transport Information

Nearest stations

East Grinstead (0.8 mi)

Dormans (1.4 mi)

Lingfield (2.7 mi)



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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