

Price:

£625,000

Garnham  
H Bewley

Park Road, East Grinstead



- Spacious, Detached Bungalow
- Three Double Bedrooms
- Stylishly Fitted Kitchen with Separate Utility Room
- Two Reception Rooms + Conservatory
- Tastefully Finished Bathroom & Ensuite
- Private Rear Garden
- Driveway & Garage
- Within Walking Distance of Town Centre & Station

For further information contact Garnham H Bewley:

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## Acoms, Park Road, East Grinstead, West Sussex RH19 1DW

Tucked away in a highly desirable and private position within a small residential turning off Park Road, this well-proportioned detached bungalow offers spacious single-storey living just moments from East Grinstead's excellent amenities. The property is ideally located within a short walk of East Grinstead mainline station and the town centre, making it perfectly suited for commuters while still enjoying a peaceful and secluded setting.

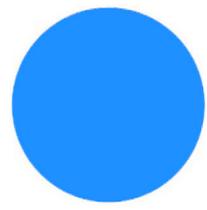
Approached via a generous driveway providing ample off-road parking for several vehicles, the property also benefits from a detached garage fitted with an electric roll-up door, power and lighting, making it ideal for secure parking, storage or workshop use.

The accommodation is arranged around a welcoming entrance hall which provides access to all principal rooms. To the rear of the property is a spacious living room which flows through to a bright conservatory overlooking the garden, creating an ideal place to relax and enjoy the outlook.

The dining room is also positioned towards the rear of the bungalow and provides an excellent space for entertaining, conveniently located close to the kitchen. The well-appointed kitchen itself is generously sized with a good range of worktops and storage, and benefits from access to a useful utility room.

The bungalow offers three bedrooms in total. The principal bedroom is a well-proportioned double room with built-in wardrobes and its own en-suite shower room. Two further bedrooms provide flexible accommodation for family members, guests or use as a study, and are served by a family bathroom.

Externally, the property enjoys a good degree of privacy thanks to its tucked-away position, while still being within easy walking distance of the station and the town centre. This attractive bungalow combines generous living space, versatile accommodation and a highly convenient location, making it an ideal purchase for buyers seeking comfortable single-storey living in a quiet yet central position.

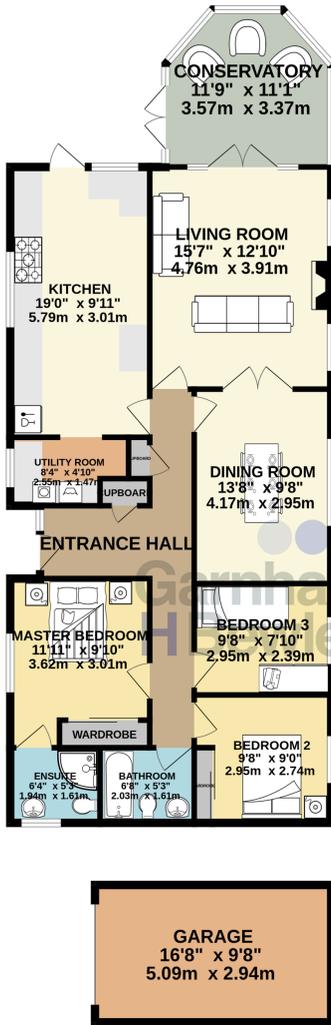


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GROUND FLOOR  
1310 sq.ft. (121.7 sq.m.) approx.



# Accommodation



- Ground Floor:**
- Kitchen:**  
19' 0" x 9' 1" (5.79m x 2.77m)
  - Utility Room:**  
8' 4" x 4' 10" (2.54m x 1.47m)
  - Living Room:**  
15' 7" x 12' 10" (4.75m x 3.91m)
  - Dining Room:**  
13' 8" x 9' 8" (4.17m x 2.95m)
  - Conservatory:**  
11' 9" x 11' 1" (3.58m x 3.38m)
  - Master Bedroom:**  
11' 11" x 9' 10" (3.63m x 3.00m)
  - Ensuite:**  
6' 4" x 5' 3" (1.93m x 1.60m)
  - Bedroom Two:**  
9' 8" x 9' 0" (2.95m x 2.74m)
  - Bedroom Three:**  
9' 8" x 7' 10" (2.95m x 2.39m)
  - Bathroom:**  
6' 8" x 5' 3" (2.03m x 1.60m)
  - Outside:**
  - Garage:**  
9' 8" x 16' 8" (2.95m x 5.08m)

ACORNS, PARK ROAD - FLOORPLAN

TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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 (0.2 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.3 miles)

**Nearest Schools:**

St Mary's CofE Primary School (0.3 miles)

St Peter's Catholic Primary School (0.3 miles)

Halsford Park Primary School (0.4 miles)

Baldwins Hill Primary School (0.6 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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