

Guide Price

£750,000

Garnham  
H Bewley

4 Kingscote Way, East Grinstead



- Guide Price £750,000 - £775,000
- Four Bedroom Detached Family Home
- Constructed 2013 By Crest Nicholson
- Three Reception Rooms
- Modern Fitted Kitchen/Breakfast Room
- Former Show Home / 1558sq.ft  
Accommodation
- Double Garage and Parking

For further information contact Garnham H Bewley:

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





## 4 Kingscote Way, East Grinstead, West Sussex RH19 1JH

Guide Price £750,000 - £775,000. Garnham H Bewley are delighted to present to the market this substantial four bedroomed detached family home situated on a corner plot located on the ever-popular Oaks development. This delightful property offers four bedrooms, two bathrooms, three reception rooms, study, spacious kitchen/breakfast room, garden room, double garage, and driveway parking. The property occupies enviable position within the development. The Worth Way is a stones throw away linking to Crawley Down and Crawley.

The ground floor consists of a welcoming reception hall which provides access to all downstairs rooms along with stairs leading to the first floor and a separate downstairs W.C. The spacious lounge enjoys a stunning feature wood burning stove and has double doors through to the bright and airy garden room enjoying an outlook over the rear garden and large roof lantern providing plenty of light. The impressive kitchen/breakfast room is fitted with a range of wall and base level units with an extensive area of quartz work surface with matching upstands, built in Smeg oven, combi microwave/oven, four ring hob with cooker hood, integrated fridge/freezer, dishwasher and washing machine, under unit lighting, inset sink/drainage with mixer tap, Amtico flooring which continues into most downstairs rooms and a box bay window to the front aspect providing plenty of light. Opposite the kitchen is the study. To the rear is a good size dining room enjoying double aspect windows to the front and side with a feature box bay window. The first floor accommodation consists of a spacious landing with a window to the side aspect providing plenty of light. The master bedroom has the benefit of built-in wardrobes providing plenty of hanging space and enjoys a beautifully appointed en-suite fitted with a double walk-in shower, low-level WC, wash hand basin, part tiled walls, heated towel rail, shaver point and privacy window facing the rear aspect. There are three further double bedrooms which are complemented by the family bathroom fitted with a panel enclosed bath with shower attachment, low level WC, wash hand basin, heated towel rail, shaver point and a window to the front aspect.

Outside, the front garden enjoys mature shrubs and a garden path leading to the covered entrance porch and side access. There is a brick paved driveway for two cars and side gate access to the rear. The beautifully landscaped rear garden is fenced and brick wall enclosed and has an expanse of lawn with mature shrubs. The impressive patio area expands the width and side of the property and there is a large shed which will remain. The garden offers great privacy and a lovely pergola providing further seating under. The double garage has two electric doors, power, light, roof storage and door access to the side.



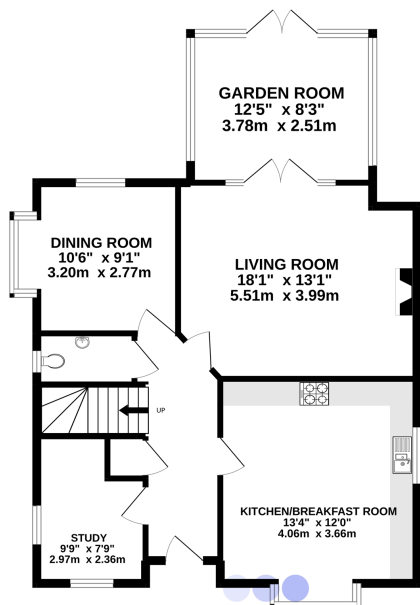
Welcome  
Home



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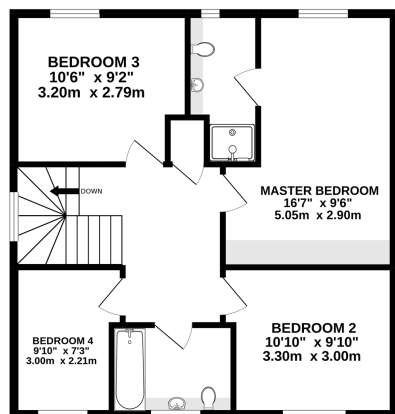
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GROUND FLOOR  
799 sq.ft. (74.2 sq.m.) approx.



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1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA: 1558sq.ft. (144.7 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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# Accommodation

## Reception Hall

## Downstairs Cloakroom

## Living Room

13' 1" x 18' 1" (3.99m x 5.51m)

## Garden Room

12' 5" x 8' 3" (3.78m x 2.51m)

## Kitchen/Breakfast Room

12' 0" x 13' 4" (3.66m x 4.06m)

## Dining Room

9' 1" x 10' 6" (2.77m x 3.20m)

## Study

7' 9" x 9' 9" (2.36m x 2.97m)

## First Floor

## Master Bedroom

9' 6" x 16' 7" (2.90m x 5.05m)

## En-suite

## Bedroom 2

9' 10" x 10' 10" (3.00m x 3.30m)

## Bedroom 3

9' 2" x 10' 6" (2.79m x 3.20m)

## Bedroom 4

7' 3" x 9' 10" (2.21m x 3.00m)

## Family Bathroom

## Driveway

## Double Garage

## Rear Garden



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#### NEAREST RAILWAY STATIONS

East Grinstead Station

0.8 miles

Dormans Station

2.3 miles

Lingfield Station

3.5 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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