

Price:

£1,095,000

Garnham  
H Bewley

Lewes Road, East Grinstead



- Stunning & Characterful Detached Home
- Approximately a One Acre Plot
- Four Family Sized Bedrooms
- Exquisitely Landscaped Grounds
- Stylishly Fitted Kitchen with Separate Utility Room
- Gated Driveway for Multiple Cars
- Garage & Separate Outbuildings
- Excellently Positioned on The Outskirts of East Grinstead

For further information contact Garnham H Bewley:

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





## Applecross, Lewes Road, East Grinstead, West Sussex RH19 3TD

Garnham H Bewley are delighted to present to the market this charming 1950's Arts and Crafts-style detached family home, ideally located close to East Grinstead, Ashurst Wood village, and a range of local amenities, schools and the picturesque Forest Way Country Park. This delightful property offers the perfect blend of period character and modern living, all within a tranquil yet accessible setting.

The downstairs accommodation of this charming Arts and Crafts-style home offers a perfect blend of character and modern living. As you enter through the large entrance hall, you're welcomed by stunning hardwood flooring that flows through much of the ground floor. A convenient downstairs cloakroom adds practicality. At the rear of the house, the open-plan living space is a real highlight, acting as both a breakfast room (open-plan to the kitchen) and a family room with multi-fuel log burner. The versatile area benefits from two sets of tri-folding doors that open out to the beautiful rear garden, allowing natural light to flood the space and offering seamless indoor-outdoor living. The fitted kitchen is well-equipped with a sink and drainer, dishwasher and range cooker, making it ideal for family meals and entertaining. A separate sitting room with an open fireplace provides a more intimate space to relax. The downstairs space has been extended to include a spacious dining room, perfect for formal dining, as well as a utility room that adds further convenience. This home has been thoughtfully designed to offer both functional living areas and sense of warmth and style.

The upstairs accommodation offers a spacious and flexible layout, with four bedrooms, three generously sized doubles and a single. Bedrooms one and two are further enhanced by washing facilities, offering added convenience and all bedrooms benefit from fitted wardrobes. The landing area boasts a feature window that overlooks the front garden, while the rear-facing bedrooms enjoy stunning views over the expansive garden. The boarded, full-height loft space, complete with power, lighting and a Velux window, provides excellent storage potential or the opportunity to convert into additional living space. Feasibility plans have been drawn up for an en-suite to the master bedroom, offering the potential to enhance the accommodation further.

The stunning one-acre (approx.) garden offers a tranquil and private outdoor haven, beautifully landscaped with a variety of mature trees, vibrant plants and well-established shrubs. The carefully designed garden is perfect for those who appreciate nature's beauty, featuring a spacious garden room away from the main house with power, and internet access, ideal for use as a peaceful retreat, family entertaining or home office. New, high-quality decking provides an excellent space for outdoor dining or relaxation, seamlessly blending with the surrounding greenery. A charming Victorian walled boundary adds to the property's character and privacy, creating a serene atmosphere in this exceptional outdoor space.

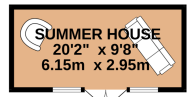
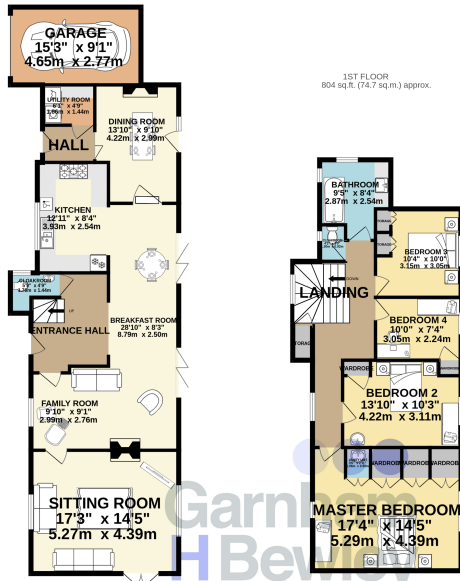
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# Accommodation

GROUND FLOOR  
1465 sq.ft. (136.1 sq.m.) approx.



## APPLECROSS - FLOORPLAN

TOTAL FLOOR AREA : 2269 sq.ft. (210.8 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:

### Cloakroom:

5' 9" x 4' 9" (1.75m x 1.45m)

### Sitting Room:

17' 3" x 14' 5" (5.26m x 4.39m)

### Family Room:

9' 10" x 9' 1" (3.00m x 2.77m)

### Breakfast Room:

28' 10" x 8' 3" (8.79m x 2.51m)

### Kitchen:

12' 11" x 8' 4" (3.94m x 2.54m)

### Dining Room:

13' 10" x 9' 10" (4.22m x 3.00m)

### Utility Room:

6' 1" x 4' 9" (1.85m x 1.45m)

## First Floor:

### Master Bedroom:

17' 4" x 14' 5" (5.28m x 4.39m)

### Bedroom Two:

13' 10" x 10' 3" (4.22m x 3.12m)

### Bedroom Three:

10' 4" x 10' 0" (3.15m x 3.05m)

### Bedroom Four:

10' 0" x 7' 4" (3.05m x 2.24m)

### Bathroom:

9' 5" x 8' 4" (2.87m x 2.54m)

### Cloakroom:

4' 3" x 3' 0" (1.30m x 0.91m)

## Outside:

### Garage:

9' 1" x 15' 3" (2.77m x 4.65m)

### Workshop:

8' 6" x 19' 10" (2.59m x 6.05m)

### Summer House:

9' 8" x 20' 2" (2.95m x 6.15m)



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**Nearest Stations:**

East Grinstead Station (1.9 miles)

Dormans Station (3.2 miles)

Lingfield Station (4.6 miles)

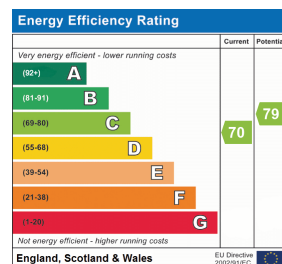
**Nearest Schools:**

Brambletye School (0.2 miles)

Ashurst Wood Primary School (0.5 miles)

Sackville School (1.1 miles)

Michael Hall School (1.4 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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