

Guide Price

£500,000

Garnham  
H Bewley

24 Hillside Close, East Grinstead



- Extended Semi Detached Home
- Four Bedrooms
- Three Bathrooms
- Stunning Kitchen/Dining Room
- Lounge with Feature Fireplace Place
- Downstairs W.C.
- Garage and Driveway
- Cul-de-sac Location

For further information contact Garnham H Bewley:

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



## 24 Hillside Close, East Grinstead, West Sussex RH19 2DW

Guide Price £500,000 to £525,000. Garnham H Bewley are pleased to present to the market this stunning extended four bedroom semi detached family home nestled within a end of a cul-de-sac offering a light and stylish living space to fit most family needs. The property has been tastefully modernised by the current owners and the accommodation boasts lounge with feature fireplace, open plan kitchen/dining room, downstairs W.C., four bedrooms to the first floor, en-suites to the master and second bedroom, family bathroom and garage. Internal viewings come highly recommended to fully appreciate this great example of a extended semi detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor and access to the storage cupboard. The kitchen area is set to the rear of the property and has been fitted with a range of wall and base level units with areas of work surfaces, breakfast bar, space for freestanding range cooker with extractor hood above, integrated dishwasher, fridge, window to the rear aspect, door leading through to the downstairs W.C. and garage and open plan to the dining area with patio doors leading to the garden. The lounge has a feature fireplace, window to the front aspect and French doors leading to the entrance hall.

The first floor consists of landing, master bedroom with built in wardrobe, window overlooking the rear garden and access to the en-suite which has been fitted with double shower cubicle, wash hand basin, low level W.C., heated towel rail and window to the rear aspect. Bedroom two is set to the rear of the property with window and access to the en-suite which has been fitted with a shower cubicle, wash hand basin, low level W.C., heated towel rail and window to the side aspect. Bedrooms three and four are both set to the front aspect with bedroom three benefitting from a built in wardrobe. There is also the family bathroom which has been fitted with a panel enclosed bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the front aspect.

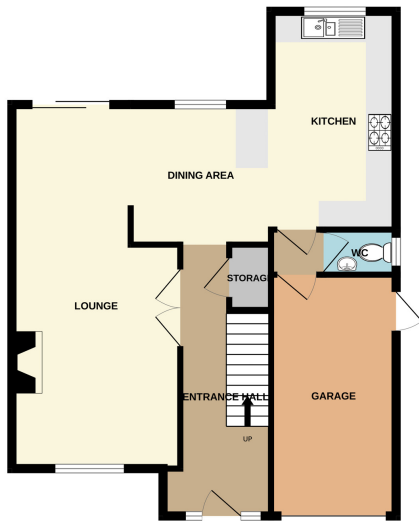
Outside the rear garden is staggered with patio area with steps leading to a lawned garden with a range of mature shrubs and borders and access to the side of the property. To the front the property is the driveway parking leading to the garage which comes complete with electric roll over door, light, power and door to side.

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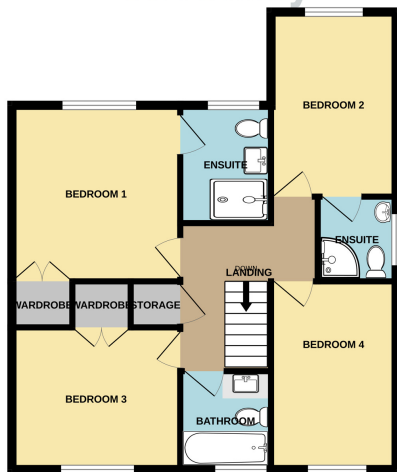
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

Welcome  
Home

GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



**Garnham H Bewley**  
1ST FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1456sq.ft. (135.3 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

### Ground Floor Entrance Hall

### Downstairs W.C.

### Kitchen Area

14' 0" x 7' 1" (4.27m x 2.16m)

### Dining Area

16' 11" x 9' 0" (5.16m x 2.74m)

### Lounge

14' 0" x 10' 10" (4.27m x 3.30m)

### First Floor Landing

### Master Bedroom

11' 1" x 10' 10" (3.38m x 3.30m)

### En-suite

8' 1" x 6' 0" (2.46m x 1.83m)

### Bedroom 2

11' 0" x 7' 1" (3.35m x 2.16m)

### En-suite

5' 0" x 4' 5" (1.52m x 1.35m)

### Bedroom 3

10' 10" x 9' 1" (3.30m x 2.77m)

### Bedroom 4

11' 0" x 7' 1" (3.35m x 2.16m)

### Family Bathroom

6' 8" x 5' 10" (2.03m x 1.78m)

### Outside Garden

### Garage

15' 5" x 7' 11" (4.70m x 2.41m)

### Driveway



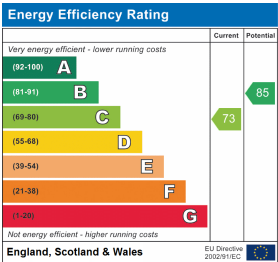
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NEAREST STATIONS  
 East Grinstead Station  
 0.9 miles  
 Dormans Station  
 1.3 miles  
 Lingfield Station  
 2.7 miles

**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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