

£475,000

Odcombe Top Road, Sharpthorne



- Three Bedroomed Semi - Detached
- Kitchen/Breakfast Room
- Cloakroom and Utility Room
- Two Reception Rooms
- Family Bathroom
- Far Reaching Views
- Driveway Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



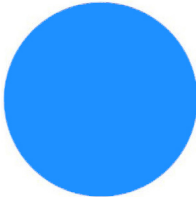
Odcombe Top Road, Sharpthorne RH19 4NS

Garnham H Bewley are delighted to offer for sale this impressive three bedrooomed extended semi-detached family home offering spacious accommodation, driveway parking and a private rear garden in the popular village of Sharpthorne.

The ground floor accommodation consists of a front door to the entrance porch leading to the entrance hall which has an under stair cloakroom and stairs to the first floor landing. The dining area enjoys a feature fireplace with wood burning stove, exposed wood flooring which runs through into the lounge and an opening to the kitchen/breakfast room. The lounge area enjoys a box bay window to the front providing plenty of light and a feature cast iron working fireplace. The kitchen/breakfast room is fitted in a comprehensive range of wall and base level units with area of work surfaces, four ring electric hob, space for slimline wine cooler, part tiled walls, window to the rear aspect, large sky light and a door leading to the outside. There are also doors onto the rear garden providing plenty of light. The utility area is off the kitchen and has base level units with a one and a half bowl sink/drainers with mixer tap, space for washing machine and dishwasher and a window to the side aspect.

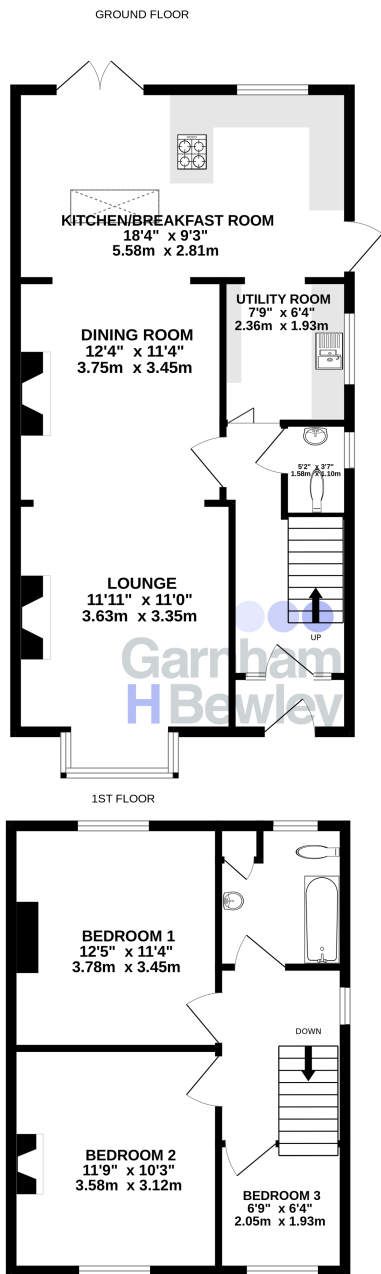
The first floor consists of three bedrooms of which the master bedroom enjoys far reaching views. Bedroom two has a delightful cast iron feature fireplace and is set to the front of the property and bedroom three is alongside bedroom two. The three bedrooms are complemented by the family bathroom fitted in a white suite with a panel enclosed bath with chrome shower over, low level W.C, wash hand basin, heated towel rail, part tiled walls and a window to the rear aspect.

Outside, to the front there is driveway parking and access to the rear of the property. The attractive rear garden has been well maintained and is mainly laid to lawn with a good sized seating area with outside sink and mixer tap, further seating area to the rear, side gate access and outside power and water. The property is within close proximity of popular schools, train links to London and London Gatwick airport.



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Accommodation



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

Porch

Entrance Hall

Downstairs Cloakroom

Lounge

11' 0" x 11' 11" (3.35m x 3.63m)

Dining Room

12' 4" x 11' 4" (3.73m x 3.45m)

Kitchen/Breakfast Room

18' 4" x 9' (5.59m x 2.74m)

Utility Room

7' 9" x 6' 4" (2.36m x 1.93m)

First Floor

Landing

Master Bedroom

12' x 11' 4" (3.66m x 3.45m)

Bedroom 2

11' 9" x 11' (3.58m x 3.35m)

Bedroom 3

6' 9" x 6' 4" (2.06m x 1.93m)

Family Bathroom

Driveway

Rear Garden



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Transport Information

Nearest Railway Stations

East Grinstead (3.7 mi)

Balcombe (4.3 mi)

Haywards Heath (5.5 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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