

Guide Price

£475,000

Garnham
H Bewley

11 Felbridge Court, Felbridge



- Stunning Terraced Home
- Three Bedrooms
- Open Plan Kitchen/Living Room
- Downstairs W.C.
- En-suite and Shower Room
- Garden
- Garage En-bloc

For further information contact Garnham H Bewley:

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



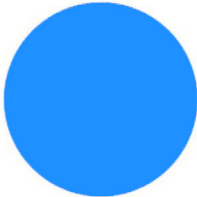
11 Felbridge Court, Felbridge, West Sussex RH19 2NP

Guide Price £475,000 to £485,000. Garnham H Bewley are pleased to present to the market this absolutely stunning three bedroom Georgian style family home offered in excellent decorative order throughout situated in a select development of 12 properties constructed in the 1960's, situated in Felbridge. The setting is attractively landscaped with many established trees and shrubs and to the south of the development are grass avenues and walks with delightful stream and weir. The property has been tastefully modernised and altered by the current owners to provide a light and stylish living space and the accommodation currently boasts a open plan kitchen/living room with bi-folding doors, spacious entrance hall with access to the downstairs W.C., main bedroom with access to the en-suite, a further two bedrooms and shower room. Outside the rear garden offers a great space for entertaining and there is residents parking to the front and garage situated en-bloc. Internal viewings come highly recommended to fully appreciate this great example of a terraced family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor and access to the downstairs W.C. The kitchen area is situated to the front of the property with a range of wall and base level units, breakfast bar, space for fridge/freezer, freestanding range cooker with extractor hood above, washing machine, storage cupboard, window to the front aspect and open plan to the living area with bi-folding doors bringing the outdoors indoors.

The first floor consists of landing with access to storage cupboard. The main bedroom has the added bonus of built in wardrobes, Juliette balcony to the front aspect and access to en-suite which has been fitted with a double shower cubicle, wash hand basin, low level W.C., radiator and window to the front aspect. Bedrooms two and three are both overlook the rear garden. There is also the shower room which has been fitted with a double shower cubicle, wash hand basin and low level W.C.

Outside the rear garden is south facing and has been landscaped with patio area ideal for seating and leading to a lawned garden with a range of mature shrubs and borders and access to the rear. To the front there is the residents parking also providing access to the garage en-bloc and a path way leading to the front door.



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TOTAL FLOOR AREA: 1295 sq.ft. (120.3 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/Living Room
28' 0" x 20' 3" (8.53m x 6.17m)

First Floor
Landing

Main Bedroom
14' 8" x 10' 0" (4.47m x 3.05m)

En-suite

Bedroom 2
11' 5" x 10' 11" (3.48m x 3.33m)

Bedroom 3
8' 6" x 7' 10" (2.59m x 2.39m)

Shower Room

Outside
Garden

Residents Parking

Garage En-bloc



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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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