

Guide Price
£470,000

£460,000

Garnham
H Bewley

7 Rough Field, East Grinstead



- Semi Detached Family Home
- Three Double Bedrooms
- Two Bathrooms & Three WC's
- Open Plan Lounge / Diner
- Popular Cul-de-sac Location
- Close To Town & Stations
- Garage & Driveway Parking For Two Cars
- No Onward Chain

For further information contact Garnham H Bewley:

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



7 Rough Field, East Grinstead, West Sussex RH19 2RU

Guide Price £460,000 - £470,000. A charming yet deceptively spacious three-bedroom semi-detached home featuring a loft conversion and a bright conservatory, nestled in a peaceful yet highly sought-after part of town. Perfect for growing families, this delightful property offers far more space than first meets the eye...

The property has been lovingly maintained and is in excellent condition throughout. On the ground floor, you'll find a hall, welcoming living area with storage under stairs and a convenient WC with loft storage. Towards the rear of the property is the recently decorated kitchen, with ample space for storage with washing machine and fridge/freezer. The added bonus of a light and airy conservatory provides an ideal spot for relaxation and entertaining, overlooking the secluded garden that has a shed, additional concrete base for a second shed, lawn and entertainment patio area.

Upstairs, the family bathroom is perfectly located alongside two double bedrooms. The master bedroom is located in the recent loft conversion, offering a serene retreat complete with an ensuite bathroom for added privacy and comfort. Externally, the property has a detached garage with patio side entrance and a driveway, providing off-road parking for vehicles.

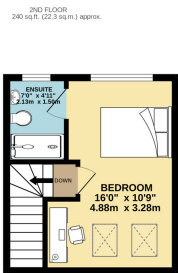
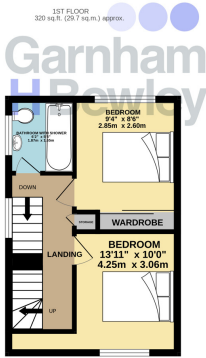
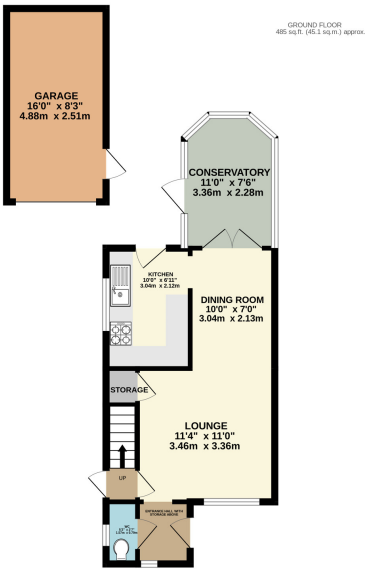
Situated in a quiet, family-friendly area, this home is just a short walk from local schools, shops, the station and the high street, offering the perfect balance of peaceful living with excellent amenities close by. This fantastic home is ready to move in, chain free and would be ideal for those looking to settle in a well-connected yet tranquil neighbourhood.



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Accommodation



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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

Entrance Hall

Downstairs WC

5' 2" x 2' 7" (1.57m x 0.79m)

Lounge

11' 4" x 11' 0" (3.45m x 3.35m)

Dining Room

10' 0" x 7' 0" (3.05m x 2.13m)

Kitchen

10' 0" x 6' 11" (3.05m x 2.11m)

Conservatory

11' 0" x 7' 6" (3.35m x 2.29m)

First Floor

Bedroom

9' 4" x 8' 6" (2.84m x 2.59m)

Bedroom

13' 11" x 10' 0" (4.24m x 3.05m)

Bathroom

6' 1" x 5' 5" (1.85m x 1.65m)

Second Floor

Bedroom

16' 0" x 10' 9" (4.88m x 3.28m)

Ensuite

7' 0" x 4' 11" (2.13m x 1.50m)

Outside

Garage

16' 0" x 8' 3" (4.88m x 2.51m)



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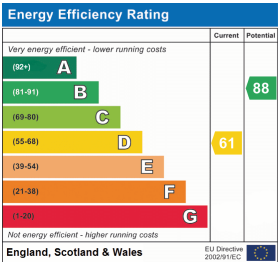


NEAREST STATIONS

- East Grinstead Station - 0.9 miles
- Dormans Station - 1.3 miles
- Lingfield Station - 2.6 mile

NEAREST SCHOOLS

- Baldwins Hill Primary School, East Grinstead - 0.2 miles
- St Mary's CofE Primary School, East Grinstead - 0.4 miles
- Blackwell Primary School - 0.5 miles
- Halsford Park Primary School - 0.6 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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