

Price

£625,000

34 Harvest Hill, East Grinstead



- Impressive Four Bedrommed Home
- Spacious Lounge
- Kitchen / Dining Room
- Family Room
- Utility Area & Downstairs WC
- Two Garages and Driveway
- Superb Sized Plot Approx. 1/3 Acre
- Popular Location

For further information contact Garnham H Bewley:

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



34 Harvest Hill, East Grinstead, West Sussex RH19 4BT

NO CHAIN. We are delighted to present this impressive and generously sized four-bedroom detached family home, located in the sought-after Hurst on Clays estate. Situated on a wonderful plot of approximately a third of an acre, the property offers ample driveway parking and two garages, providing excellent space for vehicles and storage. With its spacious accommodation across three levels, this home is perfect for growing families and those who enjoy entertaining.

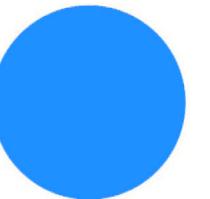
On the ground floor, the welcoming entrance hall provides useful under-stairs storage and features downstairs WC under the stairs. To the front of the property is a spacious living room, with a large window to the front aspect allowing for plenty of natural light. The kitchen opens into the dining room, which features sliding doors leading to a patio area—perfect for outdoor dining and entertaining. The kitchen itself is well-appointed with a range of wall and base level units, a range cooker, inset sink drainer, and space for further kitchen appliances. There is also space for a breakfast table and chairs, plus a door leading to the external utility area.

The property has been thoughtfully extended to create a family room at the rear, which enjoys a lovely aspect over the garden. Additionally, there is an external covered area with a door to the garden, another door to the front, and access to one of the garages.

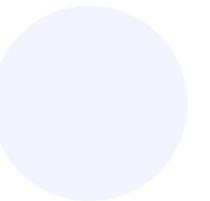
On the first floor, you'll find two generous double bedrooms, a beautifully refitted family bathroom - complete with underfloor heating and heated towel-rail, and a study with access to the second floor. The second-floor houses two further double bedrooms, both benefiting from wonderful outlooks over the rear garden, along with eaves storage for additional space.

Outside, the property offers ample driveway parking, two garages, and side access to the rear garden. The rear garden is a real highlight, with a spacious patio area leading onto a large expanse of lawn, surrounded by mature shrubs and flower beds. The garden continues further with another vast lawn area, garden sheds, and a great deal of privacy, along with far-reaching views, making it the perfect space for outdoor enjoyment.

This property is ideally located, within close proximity of The Mead Primary School, East Grinstead town centre, and the mainline railway station, offering excellent transport links for commuters. The property has no onwards chain.



Welcome
Home



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Accommodation



34 HARVEST HILL - FLOORPLAN
TOTAL FLOOR AREA : 1711 sq.ft. (159.0 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

Downstairs WC

Living Room

16' 5" x 11' 2" (5.00m x 3.40m)

Dining Room

11' 5" x 7' 4" (3.48m x 2.24m)

Kitchen

11' 6" x 8' 6" (3.51m x 2.59m)

Family Room

10' 9" x 9' 9" (3.28m x 2.97m)

Utility

11' 6" x 7' 11" (3.51m x 2.41m)

First Floor

Master Bedroom

14' 5" x 8' 7" (4.39m x 2.62m)

Bedroom 2

12' 0" x 8' 7" (3.66m x 2.62m)

Study

7' 6" x 5' 7" (2.29m x 1.70m)

Family Bathroom

Second Floor

Bedroom 3

13' 1" x 8' 8" (3.99m x 2.64m)

Bedroom 4

11' 9" x 9' 1" (3.58m x 2.77m)

Garage

16' 11" x 8' 3" (5.16m x 2.51m)

Garage

18' 9" x 8' 1" (5.71m x 2.46m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.6 miles

Dormans Station

3.5 miles

Lingfield Station

4.5 miles

Council TAX BAND F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	61 68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2012/27/EC

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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