

Price:
£450,000

23 Stockwell Road, East Grinstead



- Semi Detached Family Home
- Three Bedrooms + Loft Room
- Tastefully Fitted Kitchen & Bathroom
- Character Features Throughout
- Stunning Condition Throughout
- Private Rear Garden
- Excellently Located for Scenic Country Walks
- Close Proximity to East Grinstead High Street

For further information contact Garnham H Bewley:

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



23 Stockwell Road, East Grinstead, West Sussex RH19 4BD

Garnham H Bewley are delighted to offer for sale this charming and characterful, three bedroom semi-detached family home, conveniently located within walking distance to excellent primary and secondary schools as well East Grinstead's historic High Street and mainline railway station.

Typical of many Victorian semis, this property is entered from the side of the house, with a bright and airy lounge at the front of the property and dining room to the right. The lounge is spacious but feels very cosy at the same time, boasting many character features including high ceilings, tall skirting boards, feature dado rail, wooden floors and a glorious open fireplace. The Dining Room is large enough to fit a six seater dining table and has a large storage cupboard under the stairs. Natural light floods in through a window to the side.

Adjoining the Dining Room, is a beautiful Kitchen which has been tastefully fitted with a range of base and eye level units, and comes complete with integrated electric oven, five-ring gas hob (with extractor hood above), a 1 1/2 sink with drainer, and still leaves room for white goods such as a dishwasher and washing machine. Between the kitchen and family bathroom sits a boot room, which has a side door providing access to rear garden, there is space enough for a large fridge/freezer. The family bathroom sits at the rear of the property and is fitted with a panel-enclosed bath with shower above, low level WC and wash hand basin. There is plenty of storage in the bathroom and a window overlooking the rear garden.

Rising to the first floor, the Master Bedroom sits above the lounge to the front of the house and bedrooms two and three are set towards the rear. The master bedroom has been skilfully decorated with a featured panelled wall and there is also a built in wardrobe. All three bedrooms can easily fit a double bed.

A huge bonus to this house is the loft room, which has been converted to allow enough space for a King size bed, there is an abundance of eaves storage either side on the second floor, and there is a gas combination boiler housed in the eaves.

Outside, the house is complimented by a beautifully landscaped rear garden, which is mainly laid to lawn, but has an expanse of patio at the front and a terraced decked area at the rear which soaks up the sun throughout the day. There is a shared drive which has recently been re-shingled by the current owners and leads to their garage which provides ample storage and has power.

For further information contact Garnham H Bewley:

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



Ground Floor

Lounge

12' 2" x 10' 9" (3.71m x 3.28m)

Dining Room

12' 2" x 11' 4" (3.71m x 3.45m)

Kitchen

12' 2" x 7' 1" (3.71m x 2.16m)

Boot Room

7' 10" x 3' 5" (2.39m x 1.04m)

Bathroom

7' 10" x 6' 11" (2.39m x 2.11m)

First Floor

Master Bedroom

12' 2" x 10' 9" (3.71m x 3.28m)

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)

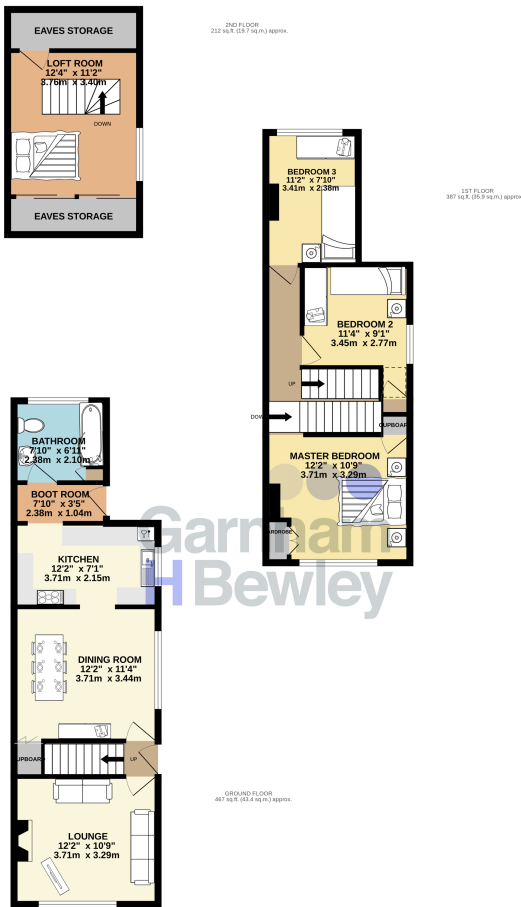
Bedroom Three

11' 2" x 7' 10" (3.40m x 2.39m)

Second Floor

Loft Room

12' 4" x 11' 2" (3.76m x 3.40m)



23 STOCKWELL ROAD - FLOORPLAN

TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



For further information contact Garnham H Bewley:

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



NEAREST STATIONS:

East Grinstead Station (0.9 miles)

Dormans Station (2.9 miles)

Lingfield Station (4.3 miles)

NEAREST SCHOOLS:

The Meads Primary School - Ofsted: Good (0.3 miles)

Estcots Primary School - Ofsted: Good (0.9 miles)

Sackville School - Ofsted: Good (0.9 miles)

Blackwell Primary School - Ofsted: Good (1.4 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

For further information contact Garnham H Bewley:

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