

Price:  
£500,000

28 Kipling Way, East Grinstead



- Four Bedroom Semi-Detached
- Kitchen / Breakfast Room
- Through Lounge
- Luxury Shower Room
- South Facing Rear Garden
- Driveway Parking
- Garage
- Walking Distance to East Grinstead Station

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 28 Kipling Way, East Grinstead, West Sussex RH19 1TG

Garnham H Bewley are delighted to offer for sale this excellent example of an extended four bedroom semi-detached family home. Nestled in the heart of the ever-popular Garden Wood estate, this property offers easy access to East Grinstead mainline Railway Station and is just a short walk from East Grinstead High Street. There are also a range of fantastic Primary and Secondary Schools locally.

On the ground floor, you have an extended entrance hall with downstairs W/C on the right, which has a large storage cupboard to its rear. The large lounge/diner is accessed on the left of the entrance hall. Its has a bright and airy feel as it has windows to the front aspect and French doors leading out to the rear garden. The feature fireplace is an attractive focal point in the lounge.

The kitchen benefits from a range of eye and base level units and comes complete with integrated dishwasher, oven and hob, and offers additional space for an American-style Fridge/Freezer.

Upstairs, there are four bedrooms in total, three of which are doubles and a further single room. The bedrooms are complimented by a stunning luxury-fitted shower room.

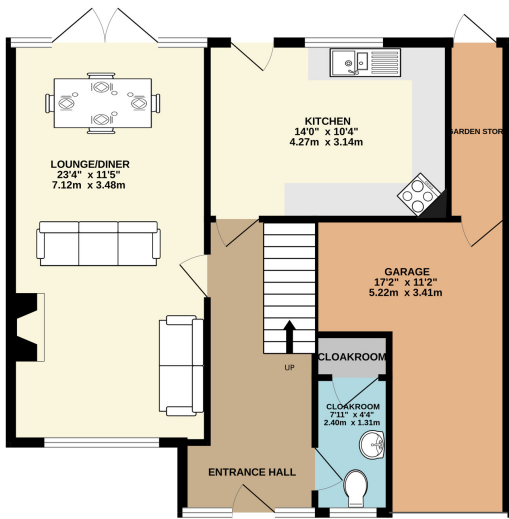
Outside, the private rear garden is mainly laid to lawn with some mature shrubs and plants and there is a large area of patio, perfect for sitting and enjoying the sunny south-facing aspect. The rear garden also gives access into the back of the garage via an enclosed garden storage area.

At the front of the property, there is a paved driveway for two or three cars and access to the garage.



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GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



# Accommodation

## Ground Floor: Lounge/Diner

11' 5" x 23' 4" (3.48m x 7.11m)

## Kitchen

14' 0" x 10' 4" (4.27m x 3.15m)

## Cloakroom

4' 4" x 7' 11" (1.32m x 2.41m)

## Garage

11' 2" x 17' 2" (3.40m x 5.23m)

## FIRST FLOOR

### Master Bedroom

11' 2" x 16' 0" (3.40m x 4.88m)

### Bedroom Two

11' 5" x 11' 10" (3.48m x 3.61m)

### Bedroom Three

11' 5" x 11' 6" (3.48m x 3.51m)

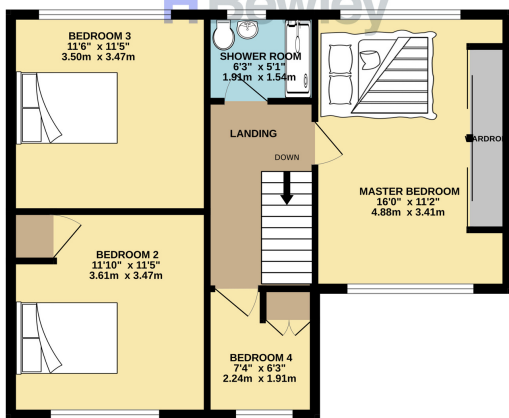
### Bedroom Four

6' 3" x 7' 4" (1.91m x 2.24m)

### Shower Room

5' 1" x 6' 3" (1.55m x 1.91m)

1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



28 KIPLING WAY - FLOORPLAN

TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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.  
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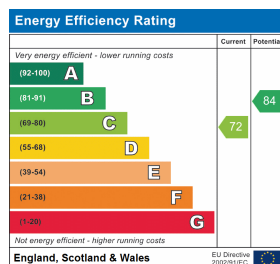
### NEAREST STATIONS

East Grinstead Station: 0.2 miles  
 Dormans Station: 2.3 miles  
 Lingfield Station: 3.6 miles

### NEAREST SCHOOLS

St Peter's Catholic Primary School: 0.3 miles  
 Halsford Park Primary School: 0.5 miles  
 St Mary's C of E Primary School: 0.5 mile

**East Grinstead**  
**01342 410227**



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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