

Price:

£320,000

Garnham
H Bewley

69 The Dell, East Grinstead



- Terraced Family Home
- Two Double Bedrooms
- Bright & Spacious Lounge / Diner
- Kitchen/Breakfast Room
- Private Rear Garden
- Driveway & Garage
- Quiet Cul-De-Sac Location
- No Onward Chain

For further information contact Garnham H Bewley:

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



69 The Dell, East Grinstead, West Sussex RH19 3XP

Garnham H Bewley are delighted to offer for sale this excellent example of a two bedroom terraced family home, conveniently nestled with the ever-popular Worsted Farm estate. This fantastic home is excellently positioned for access to both Estcots Primary & Sackville Secondary schools, whilst also being just a short walk from East Grinstead's historic Tudor High Street and mainline railway station.

The ground floor accommodation consists of entrance porch into a bright and airy lounge/diner with stairs rising to the first floor and kitchen/breakfast room spanning the width of the house at the rear. The lounge/diner is spacious yet comfortable and lets in an array of natural light, which amplifies the warm and cosy ambiance of the room. The kitchen/sits to rear of the property and has a large window overlooking the garden and a back door opening into it. It comes fitted with a variety of wall and base level units, integrated electric oven with four-ring gas hob, 1+1/2 sink with drainer and leaves space for an American style fridge/freezer, washing machine and dishwasher.

Upstairs there are two large double bedrooms. The largest of which, sits at the front aspect and enjoys large double fronted windows which let in an abundance of natural light. There is easily space for a Superking bed in the master bedroom, whilst still allowing space for wardrobes. There is a built in cupboard, which sits in and above the stairwell. Bedroom Two sits at the back of the property and has space enough for a double bed, wardrobe and a desk. The loft hatch sits above bedroom two. Both bedrooms are complimented by a tastefully appointed family bathroom, which comes fitted with an enclosed cubicle shower, low-level WC and wash-hand basin. There is a large airing cupboard on the landing which houses the hot water cylinder and has useful storage for towels and linen.

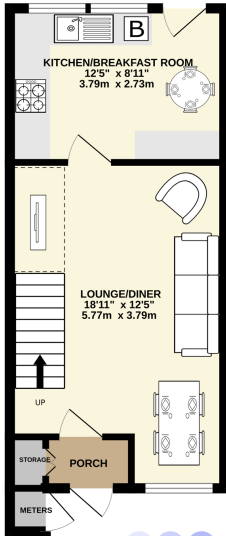
Outside, the garden is hassle-free and low maintenance; it is mainly patioed throughout. The garden enjoys an array of bright and beautiful, mature shrubs and flowers and is perfect for soaking up the sun in the summer. This property uniquely benefits from its own, private drive (for one vehicle), which leads to the garage. The garage has a large pitched roof, which could be boarded and used as an additional loft space, there is also light in the garage.

This property has no onward chain and internal viewings come highly recommended.

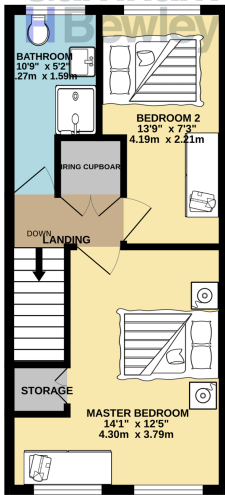


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GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



69 THE DELL - FLOORPLAN

TOTAL FLOOR AREA : 699 sq.ft. (64.9 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 Lounge / Diner

12' 5" x 18' 11" (3.78m x 5.77m)

Kitchen / Breakfast Room
12' 5" x 8' 11" (3.78m x 2.72m)

First Floor Master Bedroom

12' 5" x 14' 1" (3.78m x 4.29m)

Bedroom Two
7' 3" x 13' 9" (2.21m x 4.19m)

Bathroom
5' 2" x 10' 9" (1.57m x 3.28m)



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NEAREST STATIONS:

East Grinstead Station (1.3 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.5 miles)

NEAREST SCHOOLS:

Sackville School - Ofsted: Good (0.4 miles)

Estcots Primary School - Ofsted: Good (0.5 miles)

Brambletye School - Independent School (1.2 miles)

Blackwell Primary School - Ofsted: Good (1.0 mile)

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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