

Guide Price -
£420,000

£400,000

Garnham
H Bewley

9 Verbania Way, East Grinstead



- Link Detached Family Home
- Three Bedrooms
- En-suite and Family Bathroom
- Lounge and Dining Room
- Conservatory
- Downstairs W.C.
- Garage & Driveway
- No Onwards Chain

For further information contact Garnham H Bewley:

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



9 Verbania Way, East Grinstead, West Sussex RH19 3UP

Guide price £400,000 - £420,000. Garnham H Bewley are pleased to present to the market this charming three-bedroom link-detached home is situated in a highly sought-after estate in East Grinstead, offering fantastic access to local schools and amenities. Perfectly suited for families, this property boasts spacious living areas and a flexible layout. As you enter, you'll be greeted by a welcoming lounge, ideal for relaxation and family gatherings. The property further benefits from a separate dining room, offering the perfect setting for formal meals or casual dining. A bright conservatory adds additional living space, ideal for enjoying the garden year-round. The well-sized main bedroom benefits from an en-suite bathroom, providing added privacy and convenience. There is an additional two bedrooms and family bathroom to the first floor. Externally, the property features a driveway providing ample off-road parking, along with a garage for additional storage or parking. The home enjoys a desirable position within the estate, with easy access to schools, local shops, and public transport links, making it an ideal choice for those seeking both comfort and convenience. Don't miss the opportunity to view this fantastic family home in East Grinstead. Call us today to arrange a viewing!



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Accommodation

Ground Floor Entrance Hall

Downstairs W.C.

Lounge

15' 5" x 12' 7" (4.70m x 3.84m)

Dining Room

9' 7" x 8' 2" (2.92m x 2.49m)

Kitchen

9' 7" x 7' 3" (2.92m x 2.21m)

Conservatory

10' 2" x 7' 10" (3.10m x 2.39m)

First Floor Landing

Main Bedroom

13' 0" x 9' 1" (3.96m x 2.77m)

En-suite

8' 11" x 3' 2" (2.72m x 0.97m)

Bedroom 2

9' 0" x 8' 7" (2.74m x 2.62m)

Bedroom 3

6' 6" x 5' 9" (1.98m x 1.75m)

Family Bathroom

6' 5" x 6' 1" (1.96m x 1.85m)

Outside Garden

Garage

15' 11" x 7' 10" (4.85m x 2.39m)

Driveway



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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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