

Price:

£475,000

15 Barcombe Place, East Grinstead



- Fabulous Three Bedroomed Home
- Downstairs Cloakroom
- Impressive Kitchen/Breakfast Room
- Spacious Living Room
- En-suite To Master Bedroom
- Family Bathroom
- Driveway & Garage
- Popular Location

For further information contact Garnham H Bewley:

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



## 15 Barcombe Place, East Grinstead RH19 1RT

Garnham H Bewley are delighted to offer for sale this wonderful three bedroom semi-detached family home finished to a high contemporary specification. This fabulous development is within walking distance of East Grinstead mainline railway station and Imberhome Secondary School.

The ground floor accommodation consists of a downstairs W.C, entrance hall with stairs to the first floor landing, under stair storage and 'Amtico' flooring which flows through the entire downstairs. The delightful kitchen/breakfast room has a window enjoying an outlook to the front aspect. The kitchen is fitted to an exceptional standard incorporating integrated 'Smeg' appliances, comprehensive range of wall and base level units with area of work surface, one and a half bowl inset sink and drainer, with mixer tap built in single oven, four ring ceramic hob with pull out extractor hood above, integrated dishwasher, washing machine and fridge/freezer. Set to the rear of the house is a full width spacious lounge enjoying French doors onto the rear garden. Most of the windows enjoy fitted built in blinds up and down stairs.

The first floor accommodation consists of the master bedroom which is set to the rear of the property and has built in wardrobes and an well-appointed en-suite fitted with a double walk-in shower, low level W.C, wash hand basin with mixer tap, chrome heated towel rail, shaver point and part tiled walls. The three bedrooms are complemented by the family bathroom which is fitted in a white suite with panel enclosed bath with central mixer and central shower mixer, level W.C, wash hand basin with mixer tap, chrome heated towel rail, shaver point, part tiled walls and a window to the front aspect. the bathrooms and bedrooms have the luxury of Amtico flooring.

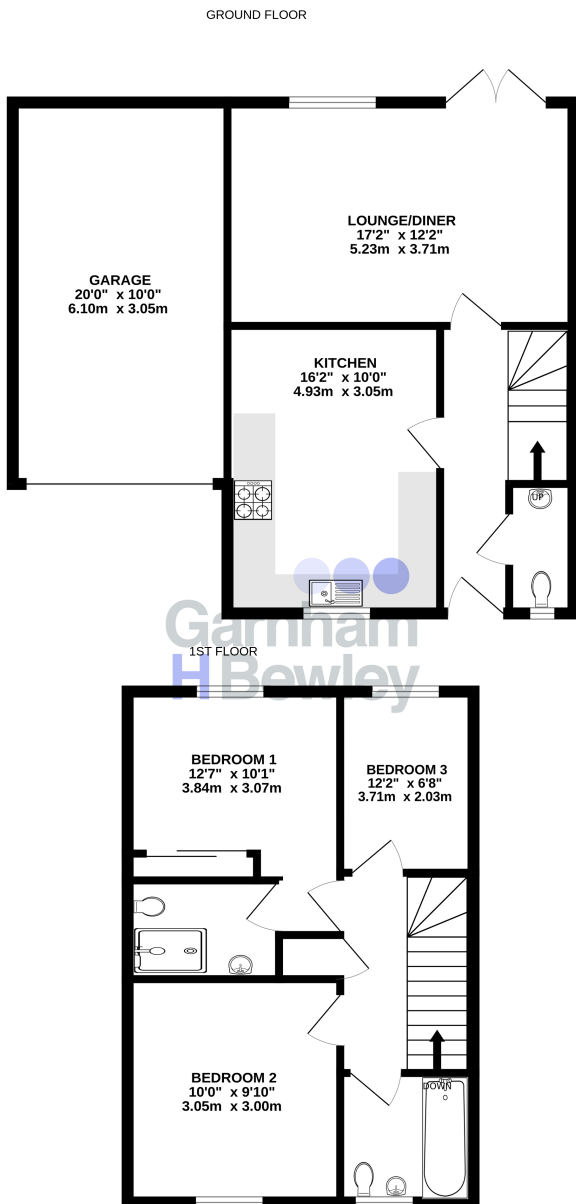
Outside to the front of the property is brick a blocked driveway providing parking for one car. There is a small area of lawn with a path to the front door and a garage which has access onto the garden, power and light and an electric door. The rear garden is mainly laid to artificial lawn with a patio area for entertaining. There is a shed and the garden is fenced enclosed with a side gate, lighting and outside tap. Within the development there are three areas of landscaped public open space for residents to enjoy, as well as an attractive existing woodland to the south of the development which will be retained and enhanced with drifts of bulb planting, along with the inclusion of a raised boardwalk, a unique addition to this stunning new development.



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# Accommodation



**Entrance Hall**

**Downstairs Cloakroom**

**Kitchen / Breakfast Room**

16' 2" x 10' 0" (4.93m x 3.05m)

**Lounge**

17' 2" x 12' 2" (5.23m x 3.71m)

**First Floor**

**Landing**

**Master Bedroom**

12' 7" x 10' 1" (3.84m x 3.07m)

**En-suite**

**Bedroom 2**

10' 0" x 9' 10" (3.05m x 3.00m)

**Bedroom 3**

12' 2" x 6' 8" (3.71m x 2.03m)

**Family Bathroom**

6' 5" x 5' 6" (1.96m x 1.68m)

**Garage**

20' 0" x 10' 0" (6.10m x 3.05m)

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 RAILWAY STATIONS

East Grinstead Station

0.8 miles

Dormans Station

2.2 miles

Lingfield Station

3.4 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

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