

Offers Over

£350,000

Garnham
H Bewley

23 North End, East Grinstead,



- Character Two Bedroomed Home
- Semi-Detached
- Lounge and Dining Room
- Fitted Kitchen
- Family Bathroom
- Excellent condition throughout
- Large Rear Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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



23 North End, East Grinstead, West Sussex RH19 1QJ

Garnham H Bewley are delighted to offer for sale this wonderful, two bedroomed semi-detached character home enjoying two reception rooms, a large private rear garden and driveway parking.

The ground floor accommodation consists of an inviting lounge with a large window to the front aspect providing plenty of light, impressive feature fireplace and Amtico flooring which continues into the dining room. The spacious dining room enjoys an aspect over the rear garden, under stairs storage, space for a wood burner and an opening into the kitchen. The kitchen is fitted in a comprehensive range of wall and base level units with area of worksurfaces, inset sink / drainer with mixer tap, built-in single oven with four ring hob, dishwasher, space for additional kitchen appliances, window to the side aspect and a door leading onto the garden.

The first floor accommodation consists of a large master bedroom with fitted wardrobes, cast-iron fireplace and a window to the front aspect. Bedroom two is situated to the rear of the property and enjoys an outlook over the rear garden and also features a beautiful fireplace. The bathroom is fitted with a panel enclosed bath with shower over, low-level WC, wash hand basin, part tiled walls, heated towel rail and inset ceiling lighting.

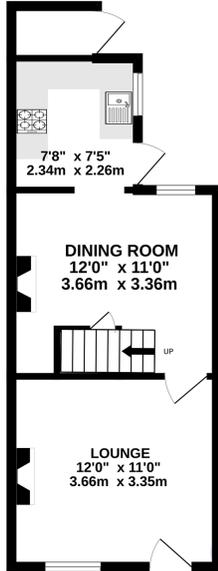
Outside, to the front aspect is off-road parking for two cars with a side gate, leading to the rear garden. The generous sized rear garden enjoys a southerly aspect with a brick built storage room (with power), three sheds, good sized patio, large expanse of lawn providing plenty of room for all the family to enjoy.



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GROUND FLOOR



Garnham
HBewley

1ST FLOOR



Accommodation

Lounge

12' 0" x 11' 0" (3.66m x 3.35m)

Dining Room

11' 0" x 12' 0" (3.35m x 3.66m)

Kitchen

7' 8" x 7' 5" (2.34m x 2.26m)

First Floor

Master Bedroom

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom 2

Family Bathroom

Driveway

Rear Garden

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

1.0 miles

Dormans Station

1.8 miles

Lingfield Station

3.0 miles

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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