

Guide Price

£465,000

Garnham  
H Bewley

47 Waterside, East Grinstead



- Stunning and Stylish Family Home
- Three Double Bedrooms
- Extended Kitchen/Dining Room
- Lounge and Family Room
- Family Bathroom & Separate W.C.
- Family Bathroom
- Ample Storage
- Garden and Driveway Parking

For further information contact Garnham H Bewley:

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





## 47 Waterside, East Grinstead, West Sussex RH19 3XS

Guide Price £465,000 to £475,000. Garnham H Bewley are pleased to present to the market this absolutely stunning three double bedroom staggered family home which has been extended and modernised by the current owners to an unbelievable standard to create a light and stylish living space to fit most family needs. The accommodation boasts an open plan kitchen/dining room with double skylights and bi-folding doors brining the outdoors indoors, lounge, family room with useful under stairs storage, extended entrance hall providing ample storage and access to the downstairs W.C., three double bedrooms to the first floor, fitted wardrobes to the master and second bedroom and family bathroom. Outside there is driveway parking to the front for two cars. The property is situated within cul-de-sac set within the ever popular Worsted Farm development offering great access for local primary and secondary school and scenic walks across countryside. Internal viewings come highly recommended to fully appreciate this great of a family home.

The ground floor consists of front door into entrance hall with access to storage cupboards and downstairs W.C. The lounge has the stairs leading to the first floor. The open plan kitchen/dining room has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, combination microwave, induction hob with extractor hood above, dishwasher, space for washing machine, tumble dryer, two skylights allowing ample natural light and bi-folding doors leading to the garden. There is also the family which is set to the front aspect and provides access to the under stairs storage cupboard.

The first floor consists of landing. The main bedroom and bedroom two are set to the front aspect with the main bedroom providing a fitted wardrobe. Bedroom three overlooks the rear garden with fitted wardrobe and access to the airing cupboard. There is also the family bathroom which has been stylishly fitted with a panel enclosed bath with mixer taps, shower attachment, rainfall shower head and glass screen, his and hers sink with vanity unit, low level W.C., heated towel rail and window to the rear aspect.

Outside the rear garden is fence enclosed with patio area ideal for seating and steps leading up to a astro turfed garden. To the rear of the garden is the ever useful storage shed and rear access. To the front there is the driveway parking for two cars.



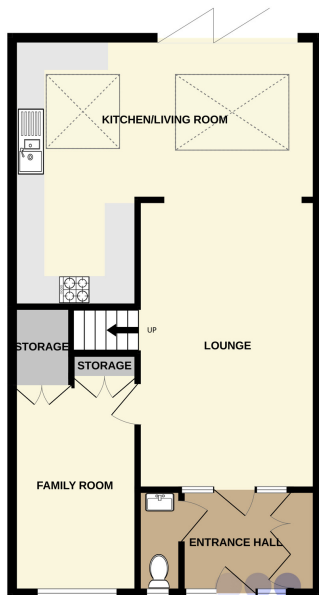
Welcome  
Home



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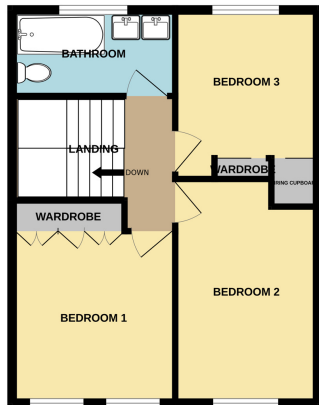
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GROUND FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



**Garnham  
H Bewley**

1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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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# Accommodation

## Ground Floor Entrance Hall

### Downstairs W.C.

#### Lounge

17' 10" x 11' 2" (5.44m x 3.40m)

#### Kitchen/Dining Room

18' 9" x 16' 7" (5.71m x 5.05m)

#### Family Room

13' 5" x 7' 10" (4.09m x 2.39m)

## First Floor Landing

### Main Bedroom

10' 6" x 10' 4" (3.20m x 3.15m)

### Bedroom 2

13' 9" x 8' 11" (4.19m x 2.72m)

### Bedroom 3

10' 6" x 8' 10" (3.20m x 2.69m)

### Family Bathroom

10' 3" x 5' 4" (3.12m x 1.63m)

## Outside Garden

## Driveway

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

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	82
(81-91)	B	
(69-80)	C	64
(55-68)	D	
(39-54)	E	64
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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