

Guide Price

£625,000

8 Stuart Way, East Grinstead



- Link Detached Family Home
- Five Bedrooms
- Kitchen/Dining Room
- Impressive Lounge
- Utility and Downstairs W.C.
- En-suite and Walk in Wardrobe
- Front and Rear Garden
- Storage Room and Driveway

For further information contact Garnham H Bewley:

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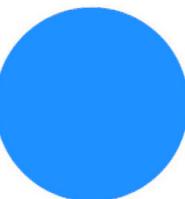
## 8 Stuart Way, East Grinstead, West Sussex RH19 4RS

Guide Price £625,000 to £650,000. This stunning five-bedroom linked-detached family home is ideally located within the highly sought-after Herontye Estate. Occupying a desirable corner plot, the property offers generous and versatile accommodation arranged over two floors, complemented by a wraparound garden.

The accommodation briefly comprises: an entrance porch leading to a spacious reception hall; a practical utility room fitted with wall and base units, sink and drainer, and a downstairs cloakroom. The dual-aspect kitchen/dining room features a range of wall and base units, integrated appliances, sink and drainer, attractive bay windows to the front and side aspects, and French doors opening into the living room. The generously sized living room benefits from bi-folding doors providing seamless access to the rear garden. Completing the ground floor is a dual-aspect principal bedroom with views over the rear garden, French patio doors, a walk-in wardrobe, and an en-suite shower room.

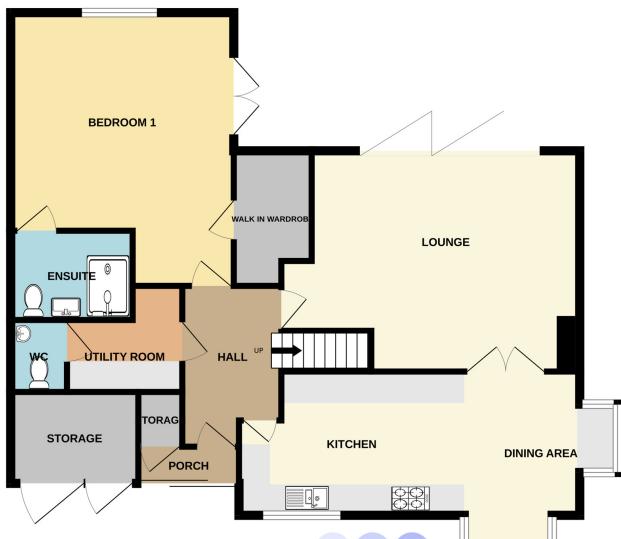
To the first floor, there is a bright and airy landing; a dual-aspect double bedroom with fitted wardrobes; a further double guest bedroom with fitted wardrobes and front-facing views; an additional double guest bedroom overlooking the rear garden with built-in wardrobes; and a single guest bedroom to the front aspect. The family bathroom is fitted with a low-level WC, wash hand basin, airing cupboard, and a P-shaped bath with overhead shower.

Externally, the property benefits from driveway parking for multiple vehicles, leading to a partially converted garage. The secluded south-westerly facing rear garden is mainly laid to lawn with a patio area adjoining the property and featuring a timber pergola. A private front garden and side access complete the outside space.

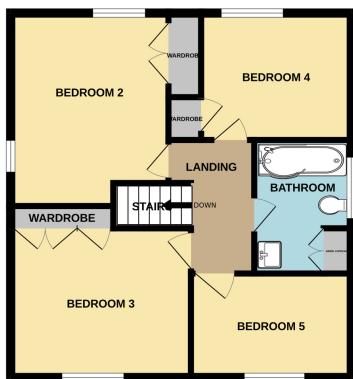


Welcome  
Home

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## Garnham H Bewley



8 STUART WAY, EAST GRINSTEAD RH19 4RS

TOTAL FLOOR AREA: 1550sq.ft. (144.0 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 is given to their operability or efficiency can be given.

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### Ground Floor Entrance Hall

#### Utility

7' 5" x 4' 8" (2.26m x 1.42m)

#### Downstairs W.C.

#### Kitchen/Dining Room

20' 10" x 9' 8" (6.35m x 2.95m)

#### Living Room

13' 9" x 13' 4" (4.19m x 4.06m)

#### Master Bedroom

17' 7" x 14' 4" (5.36m x 4.37m)

#### En-suit

7' 10" x 5' 9" (2.39m x 1.75m)

#### Walk in Wardrobe

6' 2" x 5' 1" (1.88m x 1.55m)

### First Floor Landing

#### Bedroom 2

13' 1" x 10' 4" (3.99m x 3.15m)

#### Bedroom 3

11' 7" x 9' 1" (3.53m x 2.77m)

#### Bedroom 4

9' 11" x 8' 1" (3.02m x 2.46m)

#### Bedroom 5

10' 10" x 6' 0" (3.30m x 1.83m)

#### Family Bathroom

9' 10" x 6' 5" (3.00m x 1.96m)

### Outside Garden

#### Storage

8' 2" x 5' 10" (2.49m x 1.78m)

#### Driveway



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## NEAREST STATIONS

East Grinstead Station 0.9 miles

Dormans Station 2.5 miles

Lingfield Station 3.9 miles

## NEAREST SCHOOLS

Estcots Primary School 0.4 miles

Sackville School 0.4 miles

The Meads Primary School 0.5 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2020/2019/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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