

Guide Price

£720,000

£700,000

Garnham
H Bewley

Mill Lane, Felbridge



- Detached Chalet
- Four Bedrooms
- Kitchen/Breakfast Room
- Lounge/Conservatory
- Utility and Shower Room
- Two En-suites
- Ample Driveway Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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



Kingfishers, Mill Lane, Felbridge, Surrey RH19 2PF

Guide Price £700,00 - £720,000. Gamham H Bewley are pleased to present to the market this wonderful and deceptively spacious four bedroom detached chalet situated within a highly popular road in Felbridge offering some scenic walks and the property has been altered and modernised by the current owners to provide a light and stylish living space. The accommodation currently boasts a kitchen/breakfast room, utility, lounge with French doors opening into the conservatory, three bedrooms on the ground floor with bedroom four providing access to the en-suite, shower room, master bedroom on the first floor complete with en-suite, garden and ample driveway parking. The property is offered to the market with no onwards chain and internal viewings come highly recommended to fully appreciate this great example of a detached chalet.

The ground floor consists of front door into entrance hall with stairs leading to the first floor. The kitchen/breakfast room has been fitted with a range of wall and base level units with areas of work surfaces, integrated oven, microwave, gas hob with extractor hood above, dishwasher, space for fridge/freezer, window to the side aspect, open plan to the conservatory which has the added bonus of underfloor heating and access to the utility which has space for washing machine, tumble dryer and window to the rear aspect. The lounge has a window to the side aspect and patio doors leading onto the conservatory. Bedrooms two, three and four all overlook the front aspect with bedroom three benefitting from fitted wardrobes and bedroom four provides access to the en-suites which has been fitted with shower cubicle, wash hand basin, low level W.C. and window to the side aspect. There is also the shower room which has been fitted with shower cubicle, wash hand basin low level W.C., heated towel rail and window to the side aspect

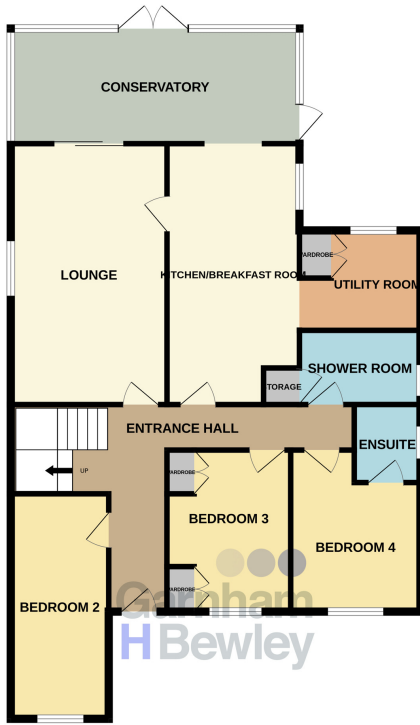
The first floor consists of the main bedroom with fitted wardrobes, bay windows to the front aspect and window to the rear. There is also the en-suite which has been fitted with a double shower cubicle, wash hand basin, low level W.C., heated towel rail and skylight.

Outside the rear garden is fence enclosed with patio area ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. To the front there is the driveway providing ample parking and leading to the front door.

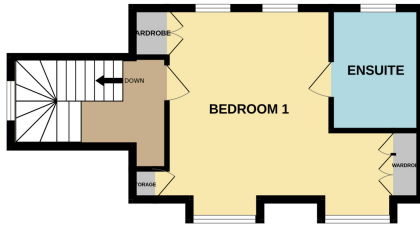


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GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 1501 sq.ft. (139.5 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

Kitchen/Breakfast Room
18' 8" x 9' 5" (5.69m x 2.87m)

Utility Room
8' 8" x 7' 2" (2.64m x 2.18m)

Lounge
18' 8" x 11' 1" (5.69m x 3.38m)

Conservatory
20' 5" x 8' 3" (6.22m x 2.51m)

Bedroom 2
16' 1" x 7' 0" (4.90m x 2.13m)

Bedroom 3
11' 7" x 8' 10" (3.53m x 2.69m)

Bedroom 4
11' 7" x 9' 3" (3.53m x 2.82m)

En-suite
5' 6" x 4' 9" (1.68m x 1.45m)

Shower Room
8' 7" x 5' 4" (2.62m x 1.63m)

**First Floor
Main Bedroom**
16' 2" x 13' 7" (4.93m x 4.14m)

En-suite
8' 9" x 6' 7" (2.67m x 2.01m)

**Outside
Garden**

Driveway



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(39-54)	E		
(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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