

Guide Price

£650,000

Garnham  
H Bewley

33 Harvest Hill, East Grinstead



- Stylish Detached Home
- Three Double Bedrooms
- En-suite to the Main Bedroom
- Family Bathroom
- Utility and Downstairs W.C.
- Kitchen/Dining Room
- Lounge and Family Room
- Ample Driveway Parking

For further information contact Garnham H Bewley:

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





## 33 Harvest Hill, East Grinstead, West Sussex RH19 4BU

Guide Price £650,000 to £675,000. Garnham H Bewley are delighted to offer for sale this fabulous three double bedroom detached family home with generous size accommodation and ample off road parking. The property was built in 2013 and offers a light and stylish living space with the added addition of a beautiful family room complete with a large skylight and enjoying a view over the rear garden. The property has generous accommodation and has had a newly fitted boiler and electrical car charging point. The property is located in close proximity to East Grinstead mainline railway station and The Meads Primary School.

The ground floor accommodation consists of a generous size reception hall with stairs to first floor landing and doors to all principle rooms. There is a downstairs W.C, with enclosed system low level W.C, wash hand basin with tiled splashback, tiled floor and a heated towel rail. There is also a utility room with space for washing machine and dryer, under stairs cupboard and a door to outside. The generous size lounge measures an impressive 19ft x 11ft and has double aspect windows and French doors leading out the the garden. The fabulous kitchen/diner measures 19ft x 12ft and is fitted in a comprehensive range of wall and base level units, extensive area of work surface, one and a half bowl sink/drainer, built in oven, five ring hob and cooker hood above, built in microwave, integrated dishwasher and fridge/freezer, part tiled walls, window to the front aspect and French doors to the rear garden. The kitchen opens through to the added family room which is also used as a second lounge. The roof lantern is a delight and the double aspect windows provide plenty of light.

The first floor accommodation consists of three double bedrooms of which the master bedroom has fitted wardrobes and a stunning en-suite fitted with a large Walk in double shower cubicle with glass surround, low level W.C, two circular wash hand basins set in vanity units, double glazed window to the front aspect, heated towel rail and a ceramic floor. The two further bedrooms are all bright and airy and are complemented by the family bathroom which is fitted with a panel enclosed bath with mixer taps, shower cubicle with rain fall shower, low level W.C, wash hand basin set in vanity unit, double glazed window to the front aspect, heated towel rail and a ceramic tiled floor.

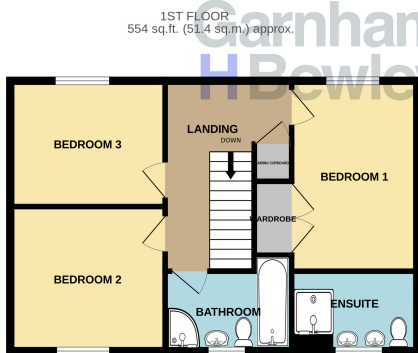
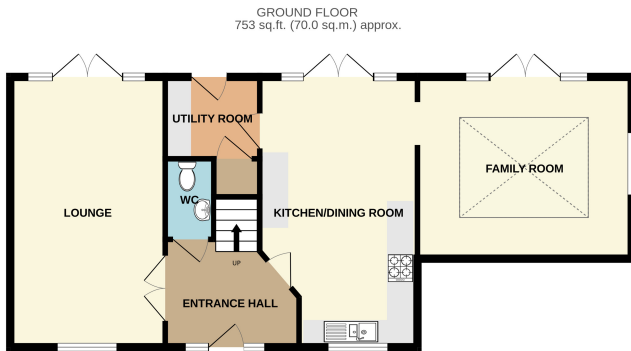
Outside the property there is a large brick paved driveway for several cars and access to the rear of the property. The rear garden has been superbly designed and has several seating areas. The garden offers excellent privacy and enjoys a variety of mature shrubs.



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# Accommodation



TOTAL FLOOR AREA: 1307 sq.ft. (121.4 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 for any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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## Ground Floor Entrance Hall

## Downstairs W.C.

**Kitchen/Dining Room**  
19' 2" x 12' 1" (5.84m x 3.68m)

**Utility**  
6' 9" x 5' 10" (2.06m x 1.78m)

**Lounge**  
19' 3" x 11' 0" (5.87m x 3.35m)

**Family Room**  
15' 3" x 12' 11" (4.65m x 3.94m)

## First Floor Landing

**Main Bedroom**  
13' 2" x 9' 2" (4.01m x 2.79m)

**En-suite**  
9' 2" x 5' 4" (2.79m x 1.63m)

**Bedroom 2**  
11' 2" x 9' 11" (3.40m x 3.02m)

**Bedroom 3**  
11' 2" x 8' 11" (3.40m x 2.72m)

**Family Bathroom**  
9' 6" x 5' 8" (2.90m x 1.73m)

## Outside Garden

## Driveway



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(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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