

Guide Price:
£400,000

£380,000

Garnham
H Bewley

32 De la Warr Road, East Grinstead



- Three Bedroom Family Home
- Character Features Throughout
- Good Decorative Order
- Private Rear Garden
- Gas Central Heating
- Close Proximity to East Grinstead High Street
- No Onward Chain

For further information contact Garnham H Bewley:

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



32 De la Warr Road, East Grinstead, West Sussex RH19 3BP

Garnham H Bewley are delighted to present to the market this three bedroom family home, conveniently located just an stone's throw away from East Grinstead's historic High Street and within walking distance to the Town's mainline railway station.

This stunning semi-detached property is the perfect blend of old and new, with stunning character features throughout whilst being decorated in a modern and contemporary style.

The Living Room sits to the front of the property; it has a large bay window and has very cosy feel, as the fireplace is fitted with a working wood log-burner. The Dining Room is bright and airy and is set towards the rear of the house, it has windows to the side and rear aspect allowing for natural light to flood through. There is a large understairs cupboard located in the dining room, where the electrical consumer unit and utility meters are located. The kitchen sits at the back of the property and has a side door leading out to the rear garden along with windows overlooking it. The kitchen comes fitted with a range of base and eye-level units, sink with drainer, free standing dishwasher, space for washing machine and fridge/freezer and is fitted with an oven and stove.

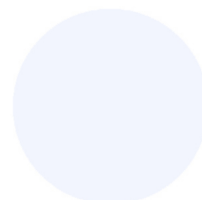
Upstairs, the Master Bedroom overlooks the front of the property and enjoys the same bay window as its downstairs counterpart, there is room for a Super-king bed and space for wardrobes either side of the fireplace. There is also a cupboard which sits above the staircase. There are two additional bedrooms, a double and a single. The family bathroom is also upstairs and it is fitted with a corner bath with shower above, low level WC and wash hand-basin.

Outside, the garden is mainly laid with artificial lawn and has areas of decking; perfect for someone looking for low maintenance outdoor space. The garden also enjoys a westerly aspect and basks in the late afternoon and evening sun.

This property has no onward chain, internal viewings come highly recommended.

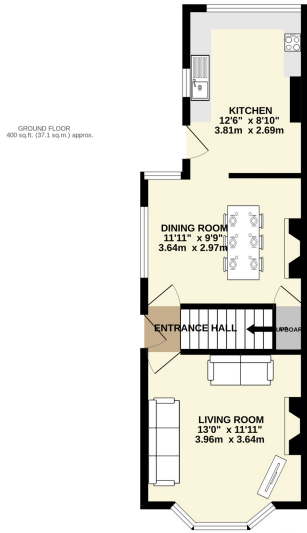
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Accommodation



32 DE LA WARR ROAD - FLOORPLAN

TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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GROUND FLOOR:

Living Room:

11' 11" x 13' 0" (3.63m x 3.96m)

Dining Room

11' 11" x 9' 9" (3.63m x 2.97m)

Kitchen

8' 10" x 12' 6" (2.69m x 3.81m)

FIRST FLOOR

Master Bedroom

11' 11" x 13' 0" (3.63m x 3.96m)

Bedroom Two

8' 3" x 9' 10" (2.51m x 3.00m)

Bedroom Three

8' 11" x 6' 1" (2.72m x 1.85m)

Bathroom

4' 10" x 6' 1" (1.47m x 1.85m)



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NEAREST TRAIN STATIONS:
East Grinstead Station: 0.6 miles
Dormans Station: 2.0 miles
Lingfield Station: 3.4 miles

NEAREST SCHOOLS:
Estcots Primary School (Primary) - Ofsted: Good - (0.3 miles)
Sackville School (Secondary) - Ofsted: Good - (0.4 miles)
Blackwell Primary School (Primary) - Ofsted: Good - (0.6 miles)
The Meads Primary School (Primary) - Ofsted: Good - (0.7 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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