

Offers In
Region Of
£615,000

Garnham
H Bewley

5 Swans Ghyll, Forest Row



- Detached Family Home
- Three Double Bedrooms
- Two Bathrooms & Downstairs W/C
- Two Reception Rooms
- Separate Fitted Kitchen
- Private Rear Garden
- Garage & Parking For Two
- Close To The Village

For further information contact Garnham H Bewley:

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



5 Swans Ghyll, Forest Row, East Sussex RH18 5PA

Garnham H Bewley are delighted to present to the market this well presented, three double bedroom detached home. Located in the ever popular village of Forest Row this property boasts a spacious lounge, separate dining/family room, separate kitchen, three double bedrooms, two bathrooms, garage, delightful rear garden and is located just minutes from the main village.

The ground floor comprises a welcoming entrance hallway where there are stairs leading to the first floor, access to most of the downstairs rooms and access to a separate downstairs WC. The lounge is a generous size and benefits from sliding doors leading out to the rear garden. The separate dining/family room is a great size so can be versatile in its use and also benefits from access to the rear garden. The kitchen is located towards the front of property and is built with a range of wall and base level units, creating ample storage and work surface. The Kitchen also conveniently offers access out to the rear garden.

On the first floor there are three double bedrooms and two bathrooms. The master bedroom enjoys a view to the front aspect and also benefits from a selection of built-in wardrobes and access to a separate ensuite shower room. The ensuite is fitted with a corner shower, low-level WC, wash hand basin, tiled walls and window to the side aspect. Bedrooms two and three can also be used as double bedrooms and both enjoy a view over the rear garden. The separate modern bathroom has been fitted with P-shape panel enclosed bath with shower and shower screen, low-level WC, wash handbasin, tiled walls and window to the front aspect.

Outside, the property enjoys a very private rear garden which benefits from a selection of mature shrubs and flowerbeds. The garden has access to the garage and also out to the rear of the property where you'll find driveway parking and an additional allocated parking space. The property itself is located just a few minutes walk from the main village where there are a selection of independent shops and food outlets, 2 minutes to the nearest bus stops and 10 minutes to three local schools.



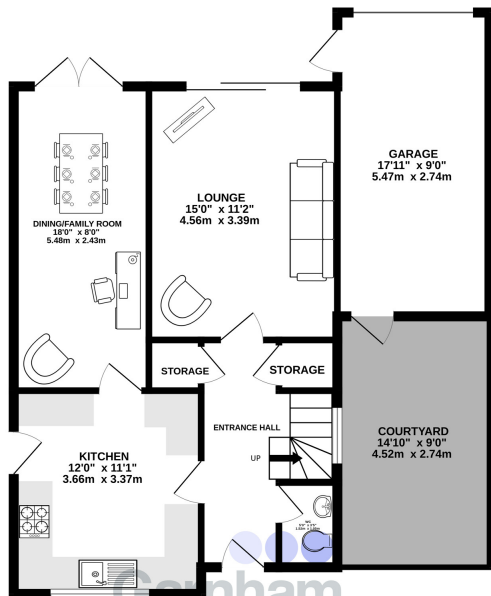
Welcome
Home



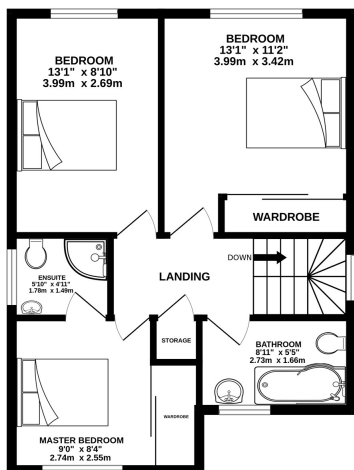
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GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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 Hallway

Lounge

15' 0" x 11' 2" (4.57m x 3.40m)

Dining / Family Room

18' 0" x 8' 0" (5.49m x 2.44m)

Kitchen

12' " x 11' 1" (NaNm x 3.38m)

Downstairs WC

5' 0" x 3' 5" (1.52m x 1.04m)

First Floor

Master Bedroom

9' 0" x 8' 4" (2.74m x 2.54m)

Ensuite

5' 10" x 4' 1" (1.78m x 1.24m)

Bedroom Two

13' 1" x 11' 2" (3.99m x 3.40m)

Bedroom Three

13' 1" x 8' 10" (3.99m x 2.69m)

Bathroom

8' 11" x 5' 5" (2.72m x 1.65m)

Outside

Courtyard Garden

Garden

Garage & Two Allocated Parking Spaces



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NEAREST STATIONS

East Grinstead Station - 2.9 miles

Dormans Station - 4.3 miles

Cowden Station - 5.3 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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