

Guide Price:
£425,000

£415,000

12 Blackwell Farm Road, East Grinstead



- Extended Semi Detached
- Four Bedrooms
- Lounge and Family Room
- Kitchen and Dining Room
- Family Bathroom and Shower Room
- Versatile Living Space
- Utility Area and Storage Room
- Front and Rear Gardens

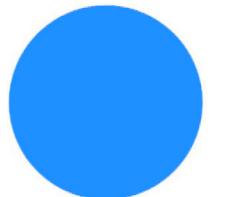
For further information contact Garnham H Bewley:

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



12 Blackwell Farm Road, East Grinstead, West Sussex RH19 3HX

Guide Price: £415,000 - £425,000. Garnham H Bewley are pleased to present to the market this deceptively spacious extended four bedroom semi detached family home which has been lovingly altered over the years to create a versatile living space to fit most family needs. The accommodation currently boasts lounge with feature fireplace, kitchen, family room, dining room, lean to providing access to the utility area and useful storage room, downstairs shower room, three bedrooms to the first floor, shower area to the bedroom, family bathroom, walk in wardrobe off the landing and to the top floor is the impressive main bedroom offering various areas of eaves storage. The property is ideally situated for access to the local primary school and hospital and internal viewings come highly recommended to fully appreciate this great example of a semi detached family home.



Welcome
Home



The ground floor consists of front door into entrance hall with stairs leading to the first floor and access to the downstairs shower room. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, space for cooker, integrated dishwasher, fridge and door to side providing access to the lean to with access to the utility area, storage cupboard and door leading to the garden. The lounge is set to the front aspect with feature fireplace, and door leading through to the family room which provides access onto the dining room which has double aspect windows and door leading to the garden.

The first floor consists of landing, bedroom two which is set to the front aspect. Bedrooms three and four both overlook the rear garden with bedroom four benefitting from walk through dressing area with shower cubicle. The landing also provides access to the walk in wardrobe with door through to under stairs storage cupboard.

The second floor consists of the main bedroom with various areas of eaves storage, skylights to the front aspect and window to the rear.

Outside the rear garden has a patio area ideal for seating with steps leading up to a lawned garden with a range of mature shrubs and borders. To the front there is an area of mature garden with path leading to the front door.

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Accommodation



TOTAL FLOOR AREA: 1775 SQ FT (163.66m²) APPROX.
Whilst every effort has been made to ensure the accuracy of the floorplan it must be noted that measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and is not to scale. It is intended for guidance only and is not a prospectus. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Made with MyHouse 2025.

Ground Floor Entrance Hall

Downstairs Shower Room

Kitchen

10' 7" x 9' 8" (3.23m x 2.95m)

Lounge

11' 9" x 9' 6" (3.58m x 2.90m)

Family Room

13' 1" x 10' 7" (3.99m x 3.23m)

Dining Room

21' 8" x 8' 9" (6.60m x 2.67m)

utility Area

9' 1" x 5' 2" (2.77m x 1.57m)

Storage Room

First Floor Landing

Bedroom 2

13' 1" x 9' 6" (3.99m x 2.90m)

Bedroom 3

11' 2" x 8' 8" (3.40m x 2.64m)

Bedroom 4

9' 9" x 8' 8" (2.97m x 2.64m)

Dressing Area

9' 5" x 7' 2" (2.87m x 2.18m)

Family Bathroom

6' 3" x 6' 2" (1.91m x 1.88m)

Second Floor Bedroom 1

25' 3" x 14' 1" (7.70m x 4.29m) at widest points

Outside Rear Garden

Front Garden



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	80
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2012/27/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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