

Price:  
£415,000

92 Butlers Way, East Grinstead



- Newly Built Home with Remaining NHBC
- Two Double Bedrooms
- Tastefully Fitted Kitchen with Appliances
- Family Bathroom & Downstairs Cloakroom
- Large Rear Garden
- Driveway for Three Cars
- Access to Scenic Country Walks
- Easy Access to East Grinstead Railway

For further information contact Garnham H Bewley:

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



## 92 Butlers Way, East Grinstead, West Sussex RH19 4TS

Garnham H Bewley are delighted to offer for sale this stylish, contemporary and newly-built, two bedroom home. This property is tucked out of the way on the popular Manor View estate, and is ideally positioned within walking distance of East Grinstead's mainline railway station. It comes with a remaining NHBC warranty.

The downstairs accommodation consists of a small entrance hall, opening into the lounge at the front of the property, which in turn continues through to the kitchen / dining room at the rear of the property. There are also two large storage cupboards and a downstairs WC in the cloakroom.

The kitchen is has been tastefully fitted with a range of base and wall level units and it comes complete with a variety of integrated appliances, including washing machine, dishwasher, fridge/freezer, electric oven, four-ring gas hob and extractor hood. There is a built-in sink with drainer below the kitchen window which overlooks the back garden.

Upstairs, There are two double bedrooms, which overlook the front and rear aspect respectively, they have both been fitted with floor-to-ceiling bespoke wardrobes. There is an airing cupboard in the master bedroom, which sits above the stairwell and houses the gas combination boiler. The family bathroom has been beautifully assembled, with low level WC, panel-enclosed bath with shower above and wash-hand basin, it has been decorated to a high standard and is partly-tiled. There is an additional storage cupboard on the landing.

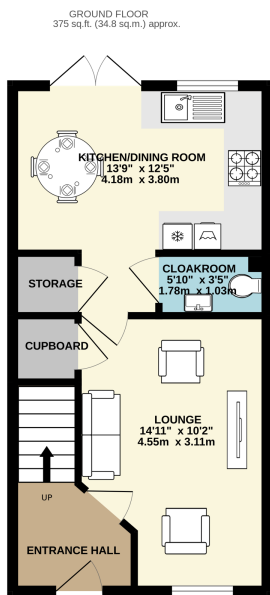
The house is complimented by a relatively large and fence-enclosed rear garden, which is mainly laid to lawn, with an area of patio across the back of the property. The garden enjoys the sun throughout the day and catches the the sunset right on the back of the house. There is a large garden shed and side access back to the front of the property. There is a drive for three cars (in tandem) along the right-hand side of the property.



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# Accommodation

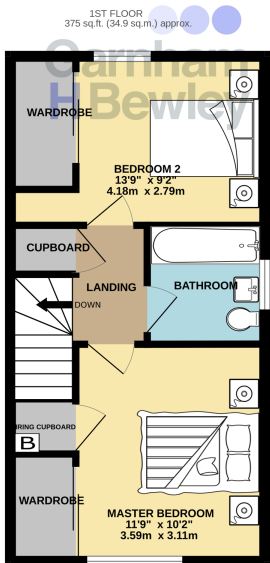


**Ground Floor**  
**Entrance Hall**  
5' 8" x 5' 9" (1.73m x 1.75m)

**Lounge**  
14' 11" x 10' 2" (4.55m x 3.10m)

**Kitchen / Dining Room**  
13' 9" x 12' 5" (4.19m x 3.78m)

**Cloakroom**  
5' 10" x 3' 5" (1.78m x 1.04m)



**First Floor**  
**Master Bedroom**  
13' 9" x 10' 2" (3.58m x 3.10m)

**Bedroom Two**  
13' 9" x 9' 2" (4.19m x 2.79m)

**Bathroom**  
6' 4" x 6' 5" (1.93m x 1.96m)

92 BUTLERS WAY - FLOORPLAN

TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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**NEAREST STATIONS:**

East Grinstead Station (0.5 miles)

Dormans Station (2.6 miles)

Lingfield Station (3.9 miles)

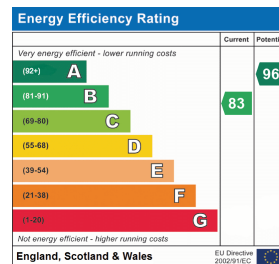
**NEAREST SCHOOLS:**

St Peter's Catholic Primary School - Ofsted: Good (0.6 miles)

Halsford Park Primary School - Ofsted: Good (0.8 miles)

St Mary's CofE Primary School - Ofsted: Good (0.9 miles)

The Meads Primary School - Ofsted: Good (0.6 miles)



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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