

Offers in Region of

£425,000

Garnham
HBewley

61 Sackville Lane, East Grinstead



- Three Bedroom Family Home
- Two Reception Rooms
- Kitchen
- Downstairs Bathroom
- Large Rear Garden
- Ample Driveway Parking
- Detached Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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



61 Sackville Lane, East Grinstead, West Sussex RH19 2AX

Garnham H Bewley are delighted to offer for sale this great opportunity to purchase a character three bedroomed semi-detached family home occupying a generous sized plot with a detached garage and ample off road parking. The property is offered to the market with no onward chain and is in need of modernisation.

The ground floor accommodation consists of reception hall with stairs to first floor landing, storage cupboard and a door to the dining room. The dining room has a box bay window to the front aspect providing plenty of light and lots of room for dining room furniture. The living room is set behind the dining room and has a fireplace, double aspect windows to the side and rear which provides plenty of light, understairs storage cupboard and a door to the kitchen. The kitchen is fitted with base level units with an area of work surfaces, inset sink / drainer, space for kitchen appliances, window to the side aspect and a door leading onto the garden. Set to the rear of the property is a downstairs bathroom.

The first floor accommodation consists of three good sized bedrooms of which bedroom two and bedroom three enjoy an outlook over the large rear garden and bedroom one enjoys an outlook over the front garden.

Outside, to the front is an expansive lawn, driveway parking, detached garage and access to the rear garden. The garden is mainly laid to lawn with a variety of mature shrubs and flowering plants, greenhouse, shed, patio area and plenty of space for all the family to enjoy. There is great potential to extend subject to planning permission and the property is ideally located for East Grinstead mainline railway station, popular primary and secondary schools and great motorway links.

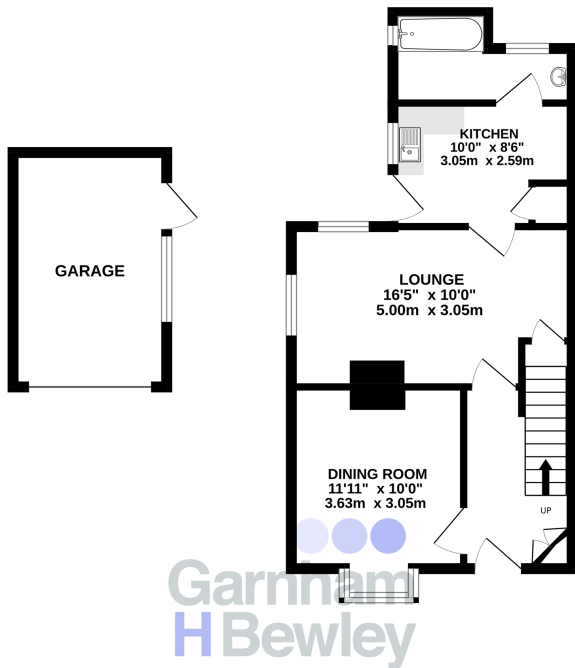


Welcome
Home

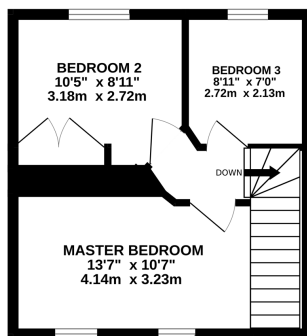


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1ST FLOOR



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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**Entrance Hall****Lounge**

16' 5" x 10' 0" (5.00m x 3.05m)

Dining Room

11' 11" x 10' 0" (3.63m x 3.05m)

Kitchen

10' 0" x 8' 6" (3.05m x 2.59m)

Downstairs Bathroom**First Floor****Master Bedroom**

13' 7" x 10' 7" (4.14m x 3.23m)

Bedroom 2

10' 5" x 8' 11" (3.17m x 2.72m)

Bedroom 3

8' 11" x 7' 0" (2.72m x 2.13m)

Front Garden**Driveway****Garage****Rear Garden**



NEAREST RAILWAY STATIONS

East Grinstead Station

0.9 miles

Dormans Station

1.7 miles

Lingfield Station

2.8 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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