

Guide Price

£500,000

Garnham  
**H** Bewley

15 Hamsey Road, Sharpthorne,



- Extended Semi Detached Home
- Four/Five Bedrooms
- Kitchen/Dining Room
- Lounge and Conservatory
- Bathroom and Wet Room
- Stunning Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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





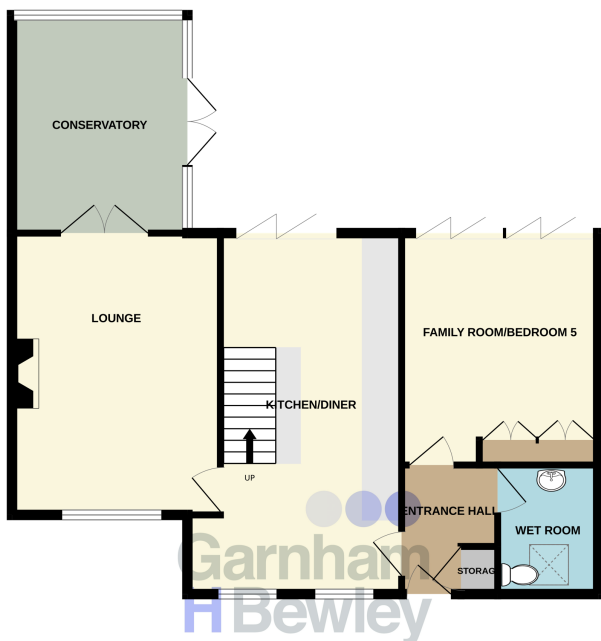
## 15 Hamsey Road Sharpthorne, RH19 4PA

Guide Price £500,000 to £525,000. Garnham H Bewley are pleased to present to the market this beautifully Extended Four-Bedroom Semi-Detached Home in the Heart of the sought-after Sharpthorne Village. This superbly presented and thoughtfully extended four-bedroom semi-detached home offers generous living space and stylish finishes throughout – perfect for modern family life. The heart of the home is the spacious open-plan kitchen/dining room, featuring sleek units and bi-folding doors that open directly onto the garden, creating a seamless indoor-outdoor flow ideal for entertaining. The bright and airy lounge boasts French doors leading into a charming conservatory, where you can enjoy views across the beautifully landscaped rear garden. Downstairs also benefits from a versatile family room/bedroom five with its own bi-folding doors, and a contemporary wet room, offering flexibility for guests, a home office, or multigenerational living. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom, all finished to a high standard. Outside, the stunning rear garden has been expertly landscaped and features a generous decked seating area, perfect for summer gatherings, along with a stylish summer house – ideal as a garden retreat, studio, or additional workspace. This property perfectly combines village charm with spacious, modern living – early viewing is highly recommended.

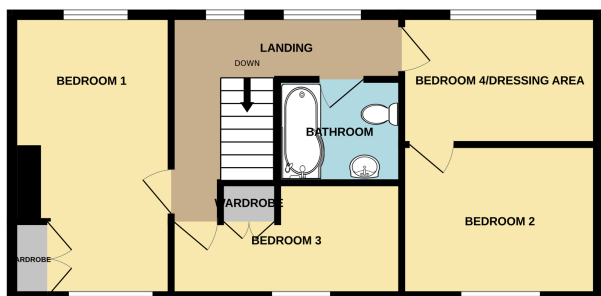
Welcome  
Home

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GROUND FLOOR  
752 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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 Hall

**Kitchen/Dining Room**  
20' 10" x 12' 2" (6.35m x 3.71m)

**Lounge**  
15' 11" x 11' 10" (4.85m x 3.61m)

**Conservatory**  
12' 4" x 9' 10" (3.76m x 3.00m)

**Family Room/Bedroom Five**  
13' 2" x 11' 1" (4.01m x 3.38m)

**Wet Room**  
6' 7" x 5' 8" (2.01m x 1.73m)

### First Floor Landing

**Main Bedroom**  
15' 11" x 9' 0" (4.85m x 2.74m)

**Bedroom 2**  
11' 5" x 8' 1" (3.48m x 2.46m)

**Bedroom 3**  
13' 3" x 6' 5" (4.04m x 1.96m)

**Bedroom 4/Dressing Room**  
11' 5" x 7' 4" (3.48m x 2.24m)

**Family Bathroom**  
7' 0" x 6' 1" (2.13m x 1.85m)

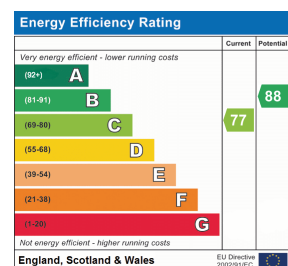
**Outside  
Garden**

**Driveway**



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