

£775,000

48 Hurst Farm Road, East Grinstead



- Detached Family Home
- Four Double Bedrooms
- Three Bathrooms
- Open Kitchen/Dining/Family Room
- Separate Utility Room
- Spacious Living Throughout
- Beautiful Decorative Order
- Large Rear Garden

For further information contact Garnham H Bewley:

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



48 Hurst Farm Road, East Grinstead, West Sussex RH19 4DH

Garnham H Bewley are delighted to present to the market this exceptional four double bedroom detached family home, beautifully maintained and offered in excellent condition throughout. Situated in a sought-after residential location, the property boasts an impressive layout with spacious living areas, three modern bathrooms, a versatile study, a generous open-plan kitchen/family room, and the added benefit of solar panels, a large rear garden, and driveway parking for up to five vehicles.

You are welcomed into the home via a bright and airy entrance hallway, which provides access to the main ground floor rooms and features stairs to the first floor. To the front of the property is a spacious lounge with a charming log burner, creating a warm and inviting atmosphere — perfect for family evenings or entertaining. Also located at the front is a versatile study, ideal for those working from home or as a playroom, hobby space, or snug. To the rear of the property is the stunning open-plan kitchen/dining/family area — the heart of the home. This expansive space is flooded with natural light and features bi-folding doors opening directly onto the garden, ideal for indoor-outdoor living. The kitchen itself is fitted with a comprehensive range of wall and base units, ample storage, and a selection of integrated appliances. Flowing from the kitchen is a useful family/storage room, currently used as a laundry/boot room, which gives access to a guest WC, the separate utility room, and an additional external door to the garden. The utility room is fitted with further units, space for a washing machine and tumble dryer, plus a large storage cupboard.

Upstairs, the property continues to impress with four well-proportioned double bedrooms and three bathrooms. The master bedroom enjoys wonderful views across neighbouring fields and benefits from a stylish en-suite shower room and ample space for furniture and built-in wardrobes. Bedrooms two and three are both generous doubles and share a modern Jack & Jill en-suite shower room, perfect for growing families or guests. Bedroom four, also a double, overlooks the rear garden and is serviced by the luxurious family bathroom which features a panel-enclosed bath, double walk-in shower, low-level WC, wash hand basin, heated towel rail, and fully tiled walls.

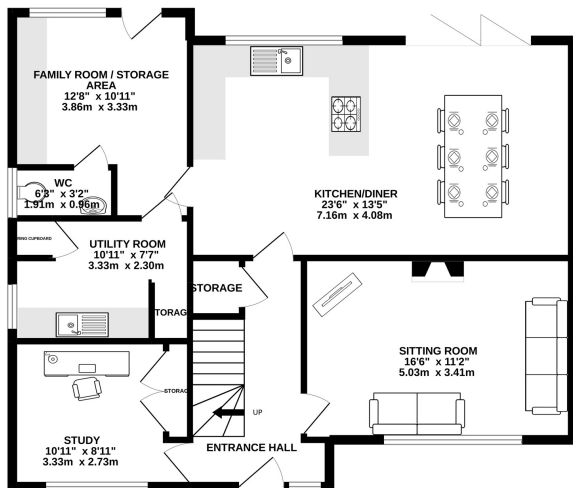
The large rear garden is a real highlight of the property. Steps lead down from the house to a patio/barbecue area, ideal for al fresco dining and entertaining. Beyond lies a substantial lawn, bordered by mature shrubs and hedges offering privacy and seclusion. At the top of the garden is a vegetable plot and an impressive timber barn with power and lighting, currently used as a yoga studio — a fantastic addition with potential for a home office, gym, or workshop. To the front of the property is a newly laid driveway providing off-road parking for up to five vehicles, with convenient side access to the rear garden. This wonderful home is located just a short distance from local schools, the mainline train station, and the town centre, making it ideally suited for families and commuters alike.

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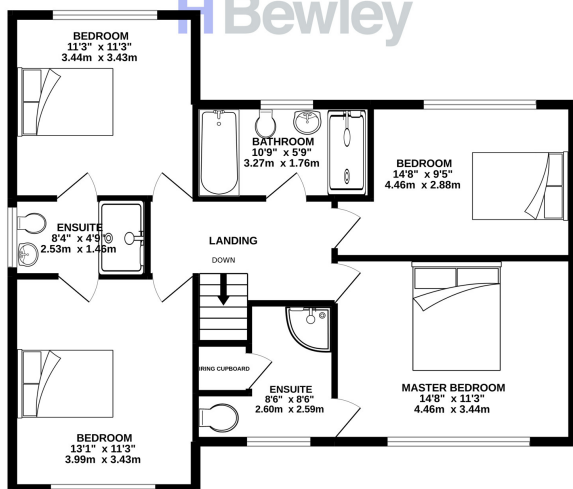
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GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA: 1775 sq.ft. (164.9 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

16' 6" x 11' 2" (5.03m x 3.40m)

Study

10' 11" x 8' 11" (3.33m x 2.72m)

Kitchen/Diner/Family Room

23' 6" x 13' 5" (7.16m x 4.09m)

Family Room / Storage Area

12' 8" x 10' 11" (3.86m x 3.33m)

Downstairs WC

6' 3" x 3' 2" (1.91m x 0.97m)

Utility Room

First Floor

Master Bedroom

14' 8" x 11' 3" (4.47m x 3.43m)

Ensuite

8' 6" x 8' 6" (2.59m x 2.59m)

Bedroom Two

13' 1" x 11' 3" (3.99m x 3.43m)

Bedroom Three

11' 3" x 11' 3" (3.43m x 3.43m)

Ensuite

8' 4" x 4' 9" (2.54m x 1.45m)

Bedroom Four

14' 8" x 9' 5" (4.47m x 2.87m)

Bathroom

10' 9" x 5' 9" (3.28m x 1.75m)

Front & Rear Garden

Driveway For Five Cars



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NEAREST RAILWAY STATIONS

East Grinstead Station

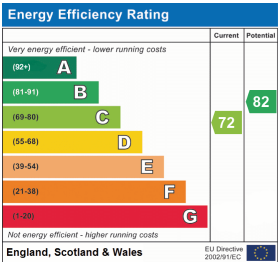
0.4 miles

Dormans Station

2.6 miles

Lingfield Station

3.9 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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