

£830,000

Lewes Road, Ashurst Wood



- Spacious Four Bedroomed Bungalow
- Open Plan Kitchen / Diner / Family Room
- Two Reception Rooms
- Three Well - Appointed Bathrooms
- Generous Sized Grounds
- Ample Driveway Parking and Double Garage
- Great Potential To Extend Subject to Planning
- No Onwards chain

For further information contact Garnham H Bewley:

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



White Gates, Lewes Road, Ashurst Wood, West Sussex RH19 3TD

Garnham H Bewley are delighted to offer for sale this impressive and beautifully presented detached family home offering incredible sized accommodation, great outside space, gated entrance, ample driveway parking and great potential for an annex incorporating the large garage and a loft conversion subject to planning permission. The property is offered to the market with no onward chain and is situated between the popular town of East Grinstead and the charming village of Forest Row.

The accommodation consists of an inviting reception hall, spacious bright and airy living room featuring a wood burning stove, French doors opening onto the garden room which enjoys a wonderful aspect over the garden with a door onto the patio. Double doors open through to the impressive kitchen/Dining/family room which is fitted in a comprehensive range of wall and base level units with granite works surfaces, useful drawers, integrated appliances including oven, dishwasher, microwave, inset hob and cooker hood over, French doors onto the garden, further door onto rear courtyard, vaulted ceilings, triple aspect windows and a utility cupboard with a stainless steel sink unit, plumbing for a washing machine and shelving. To the west of the property is a stunning Master suite with vaulted ceilings, French doors onto rear courtyard, feature lighting, walk-in dressing room with rails and drawers and a well-appointed ensuite wet room. There is a separate family bathroom and separate shower room which are also finished to a good standard. There are three further double bedrooms with extensive loft space above which has great potential to convert into subject to planning permission. The loft also houses the boiler.

Outside, the property is gated via wooden electric gates opening to a generous sized driveway providing ample parking. There is an attached double garage with roller door, light, water supply, power and additional space for a workshop area or hobbies space. The garden wraps around most of the property with several paved seating areas with great privacy. The gardens are mainly laid to lawn and are beautifully kept with Camellia, Rhododendrons and a variety of other mature shrubs and flowering plants. There is a footpath which leads to the Forest Way country park and popular primary and secondary schools within close proximity and bus routes nearby.



For further information contact Garnham H Bewley:

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

Reception Hall

Lounge

24' 2" x 15' 8" (7.37m x 4.78m)

Conservatory

13' 7" x 11' 5" (4.14m x 3.48m)

Kitchen / Diner / Family Room

23' 5" x 21' 2" (7.14m x 6.45m)

Master Bedroom

18' 6" x 13' 10" (5.64m x 4.22m)

Dressing Room

En-suite

Bedroom 2

15' 5" x 13' 9" (4.70m x 4.19m)

Bedroom 3

14' 6" x 10' 6" (4.42m x 3.20m)

Bedroom 4

9' 6" x 8' 11" (2.90m x 2.72m)

Family Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

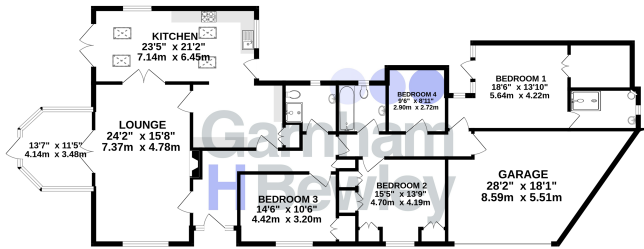
Shower Room

9' 1" x 6' 2" (2.77m x 1.88m)

Garage

28' 2" x 18' 1" (8.59m x 5.51m)

GROUND FLOOR



What every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan does not guarantee accuracy and the purchaser shall do their own checks to any prospective purchaser. The services, fixtures and appliances shown here are shown as best as to guarantee as to their operability or efficiency can be given. Drawn with Metrepro 2024



For further information contact Garnham H Bewley:

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



NEAREST RAILWAY STATIONS

East Grinstead Station

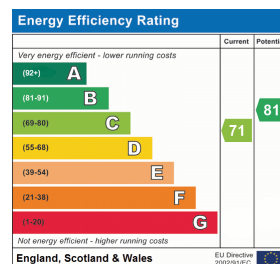
1.8 miles

Dormans Station

3.1 miles

Lingfield Station

4.5 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

For further information contact Garnham H Bewley:

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