

Guide Price
£400,000

£385,000

Garnham
H Bewley

7 Frith Park, East Grinstead



- Character Family Home
- Two Double Bedroom Terrace
- Spacious Lounge / Living Room
- Modern Kitchen / Diner
- Added Utility Room
- Refitted Family Bathroom
- Large Rear Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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

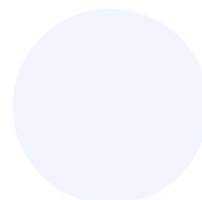


7 Frith Park, East Grinstead, West Sussex RH19 2BU

Guide Price £385,000 - £400,000. Nestled in a popular and convenient location, this delightful two double bedroom mid-terrace property offers a fantastic opportunity for those seeking a character-filled home in excellent condition. The property boasts a perfect blend of period charm and modern features, making it an ideal choice for first-time buyers, young families, or anyone looking to downsize to a well-maintained and comfortable home.

The ground floor offers a bright and spacious living room with period details that exude charm, creating a welcoming atmosphere. The kitchen, which has been tastefully updated, provides a contemporary space for cooking and family gatherings, with ample storage and counter space. Upstairs, you'll find two generously sized double bedrooms, both offering plenty of natural light and space. These rooms are perfect for both relaxation and restful sleep, with the option to personalise to your taste. The family bathroom is also modern and well-maintained, featuring stylish fittings and a fresh, neutral design.

Externally, the property enjoys the added benefit of a driveway providing off-street parking, which is a rare bonus in this area. The rear garden is a standout feature, being long and well-established with ample space for outdoor dining, play, or gardening. It offers a private, peaceful retreat, perfect for enjoying the outdoors. Located just a short walk from the town centre, this home offers easy access to a range of amenities, including shops, cafes, and leisure facilities. Local schools are also within close proximity, making it a great choice for families. Excellent transport links are nearby, offering easy access to surrounding areas and commuting routes. This wonderful home is in move-in condition, ready for you to enjoy right away. Early viewings are highly recommended to fully appreciate all that this charming property has to offer. The property also offers granted planning permission for a single storey extension to the rear.

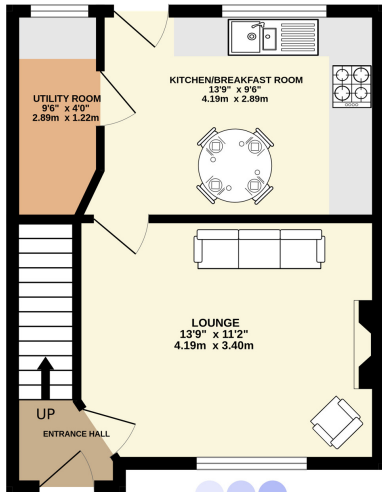


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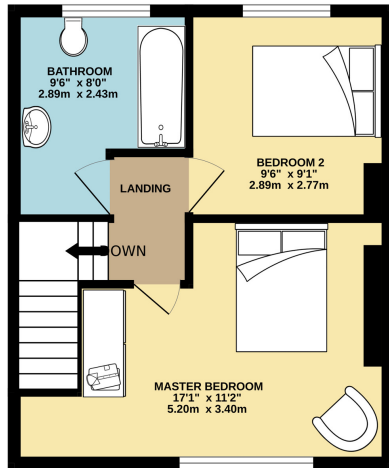
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GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.

Accommodation



Garnham H Bewley
1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



Ground Floor

Entrance Hallway

Lounge

13' 9" x 11' 2" (4.19m x 3.40m)

Kitchen / Breakfast Room

13' 9" x 9' 6" (4.19m x 2.90m)

Utility Room

9' 6" x 4' 0" (2.90m x 1.22m)

First Floor

Master Bedroom

17' 1" x 11' 2" (5.21m x 3.40m)

Bedroom Two

9' 6" x 9' 1" (2.90m x 2.77m)

Bathroom

9' 6" x 8' 0" (2.90m x 2.44m)

Outside

Garden

Driveway

TOTAL FLOOR AREA : 692 sq.ft. (64.3 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 - 0.8 miles

Dormans Station - 1.4 miles

Lingfield Station - 2.7 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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