

£440,000

Offers in Excess
of:

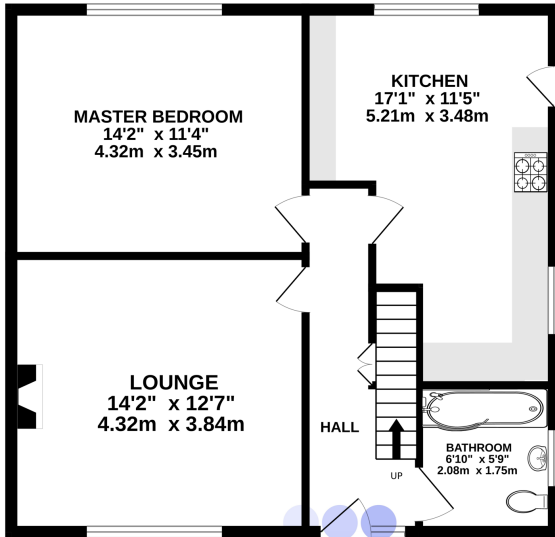
58 School Lane, Ashurst Wood, East Grinstead



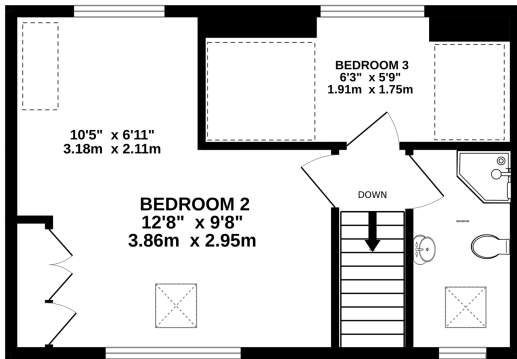
- Stunning Family Home
- Three Bedrooms / Two Bathrooms
- Spacious Kitchen / Breakfast Room
- Generous Sized Lounge
- Ample Gated Driveway Parking
- Delightful Gardens

For further information contact Garnham H Bewley:

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



**Garnham
H Bewley**
1ST FLOOR

**Entrance Hall****Lounge**

14' 2" x 12' 7" (4.32m x 3.84m)

Kitchen/Breakfast Room17' 1" x 11' 5" (5.21m x 3.48m)
narrowing to 8'2"**Master Bedroom**

14' 2" x 11' 4" (4.32m x 3.45m)

Family Bathroom

6' 10" x 5' 9" (2.08m x 1.75m)

First Floor**Bedroom 2**

12' 8" x 9' 8" (3.86m x 2.95m)

Dressing Area

6' 11" x 10' 5" (2.11m x 3.17m)

Bedroom 3

6' 3" x 5' 9" (1.91m x 1.75m)

Shower Room**Driveway****Front Garden****Rear Garden**

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.
Milesbury Metrocity 02/2023





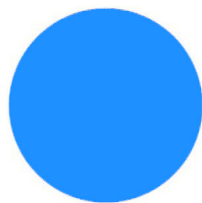
58 School Lane, Ashurst Wood, East Grinstead, West Sussex RH19 3QP

Garnham H Bewley are delighted to offer for sale this fabulous three bedroomed chalet style, semi-detached bungalow enjoying a refitted family bathroom, gated driveway and beautifully landscaped private gardens. The property is located within striking distance of Ashurst Wood village Centre.

The ground floor accommodation consist of an inviting reception hallway, stairs to the first floor landing, under stairs storage, engineered wood flooring and doors to all downstairs rooms. The spacious lounge enjoys a large window to the front aspect providing plenty of light and a feature wood burning stove. The kitchen/breakfast room is fitted in a comprehensive range of wall and base level units with area of work surfaces, built-in Neff oven with four ring hob and cooker hood above, sink with mixer tap, Space for dishwasher, washing machine and upright fridge / freezer, part tiled walls, under unit lighting, double aspect windows enjoying a view over the attractive garden and a door to the side garden. The master bedroom is situated on the ground floor and has a wonderful outlook over the rear garden and is complimented by the family bathroom. The bathroom which has been recently refitted consists of a P shaped panelled enclosed bath with glass curved shower screen, shower over, vanity style wash hand basin, low-level W.C, fully tiled walls and a window to the side aspect.

The first floor accommodation consist of bedroom two which enjoys a dressing area, fitted wardrobes, Velux window and a window to the rear aspect. Bedroom three is alongside bedroom two and is a single bedroom with plenty of restricted head height storage and a window to rear aspect. There is a separate well-appointed shower room on the first floor.

Outside, to the front is a five bar gate opening to a brick block driveway providing ample off-road parking, area of lawn and mature shrubs and flowering plants. The attractive rear garden has been well designed by the current owner creating a wonderful sized seating area, shingle area, area of lawn and a variety of established mature shrubs and flowering plants. There is a garden shed that will also remain. The garden offers great privacy and the property is ready to move straight into.



For further information contact Garnham H Bewley:

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



NEAREST STATIONS

East Grinstead Station

2.0 miles

Dormans Station

3.2 miles

Lingfield Station

4.6 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

For further information contact Garnham H Bewley:

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