

OIEO

£699,950

Garnham
H Bewley

1 Sandhawes Hill, East Grinstead



- Detached Family Home
- Six Bedrooms
- In Need of Modernisation
- Kitchen/ Breakfast Room
- Family and Sitting Room
- Utility and Downstairs W.C
- Stunning Garden
- Garage and Ample Driveway

For further information contact Garnham H Bewley:

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



1 Sandhawes Hill, East Grinstead, West Sussex RH19 3ET

Garnham H Bewley are pleased to present to the market this deceptively spacious six bedroom detached family home with stunning garden and ample parking – In need of modernisation. Set back from the road with a generous driveway providing ample off-street parking, this six bedroom detached family home offers exceptional space and fantastic potential for those looking to create their dream home. The property boasts a substantial rear garden complete with a workshop and storeroom, perfect for hobbyists or those seeking additional storage. Inside, the accommodation is deceptively spacious and well laid out, comprising a welcoming sitting room/dining room with a charming bay window to the front aspect, allowing for an abundance of natural light. The kitchen/breakfast room opens seamlessly into the family room, creating a flexible space ideal for modern family living and entertaining. A utility room is accessed directly from the kitchen and includes a convenient door leading into the integral garage. At the rear, a conservatory overlooks the impressive garden, offering the perfect spot to relax and enjoy the outdoor views year-round. To the first floor, you'll find six well-proportioned bedrooms, along with both a family bathroom and a separate shower room, catering comfortably to larger households. While the property would benefit from modernisation, it presents an exciting opportunity to add value and tailor the home to your own style and needs. Early viewing is highly recommended to appreciate the size, potential, and superb garden that this rare-to-market home has to offer.



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Accommodation

Ground Floor Entrance Hall

Downstairs W.C.

Kitchen/Breakfast Room
17' 7" x 9' 7" (5.36m x 2.92m)

Utility
17' 9" x 8' 9" (5.41m x 2.67m)

Family Room
11' 8" x 11' 0" (3.56m x 3.35m)

Sitting/Dining Room
25' 6" x 13' 11" (7.77m x 4.24m)

First Floor Landing

Main Bedroom
14' 1" x 12' 8" (4.29m x 3.86m)

Bedroom 2
13' 11" x 10' 11" (4.24m x 3.33m)

Bedroom 3
14' 2" x 11' 1" (4.32m x 3.38m)

Bedroom 4
13' 2" x 8' 9" (4.01m x 2.67m)

Bedroom 5
11' 11" x 8' 10" (3.63m x 2.69m)

Bedroom 6
7' 1" x 6' 0" (2.16m x 1.83m)

Bathroom

Shower Room

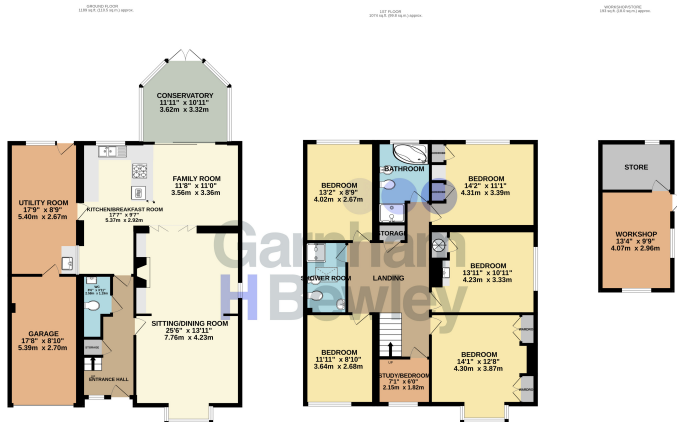
Outside Garden

Workshop
13' 4" x 9' 9" (4.06m x 2.97m)

Store Room

Garage
17' 8" x 8' 10" (5.38m x 2.69m)

Driveway

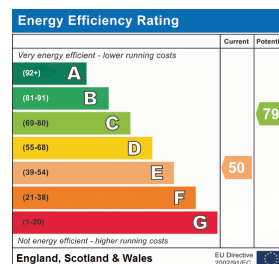


TOTAL FLOOR AREA: 2457 sq. ft. (226.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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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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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