

Price:

£199,950

4 Puffin Hill Turners Hill Park, Turners Hill,



- Two Double Bedroom Park Home
- Brand New Kitchen & Bathroom
- Front & Rear Gardens and Driveway Parking
- Onsite Shop & Social Club for Residents
- Excellent Position within the Park
- Residential Park of the Year 2023
- For The Over 50's Only
- No Onward Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 4 Puffin Hill Turners Hill Park, Turners Hill, West Sussex RH10 4QX

Garnham H Bewley are delighted to offer for sale this spacious and extended, excellently positioned two double-bedroom park home. The property is set within the wooded grounds of the award-winning Berkeley's Turners Hill Park (residential Park of the Year 2023) and is age-restricted to the over 50's. This particular property is ideally located in a private cul-de-sac of five amply spaced properties, located just a short distance from the park's amenities and visitor parking. Turners Hill Park is set just outside the village centre and offers great access to the village store and some friendly local pubs. On-site at the park, residents have access to a local convenience store, a social club and the park office. There is plenty of visitor parking, and there are bus routes towards East Grinstead, Crawley & Tunbridge Wells. The accommodation itself has been tastefully refurbished, with a brand new (and never used) kitchen, utility room and bathroom, the current owners have also redecorated throughout and laid new carpet in the lounge and the hall.

The property is entered via the storm porch which opens into a large 18'7 ft X 16'3 ft bright and airy lounge /diner. The lounge benefits from a feature fireplace and has tinted windows spanning the entire width of the property overlooking the front garden. The lounge also has a door out onto a lovely decked balcony area. The Kitchen sits behind the lounge/diner and has been recently modified to create an open-plan layout with the utility room. The Kitchen has been refurbished throughout and offers a variety of storage and comes complete with induction hob, electric oven and sink with drainer. There is a breakfast bar which follows through into the utility room. The utility room houses the gas combi-boiler and has additional built in work surface area and storage along with space for a fridge freezer.

Both bedrooms are fitted with floor to ceiling built-in wardrobes and have windows to the side aspect of the property. The brand-new refurbished family bathroom has been beautifully fitted with a corner shower, as well as panel enclosed bathtub, in addition to a wash-hand basin with built in storage and low level WC. There is a window in the bathroom which overlooks the rear garden.

Outside, the property benefits from secluded front and back gardens, the front garden has a large expanse of lawn, with mature flowers and plants, there is decked area accessed from the lounge, which overlooks the front garden. There is side access to a private rear garden mainly laid to lawn, which also offers a small patio area, sheds and a pond. This property comes to the market with no onward chain and internal viewings are highly recommended to fully appreciate this excellent example of a bright and contemporary park-home.



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# Accommodation

## Ground Floor Accommodation

### Lounge

18' 7" x 16' 3" (5.66m x 4.95m)

### Kitchen

10' 0" x 9' 2" (3.05m x 2.79m)

### Utility Room

4' 8" x 16' 7" (1.42m x 5.05m)

### Master Bedroom

9' 5" x 8' 4" (2.87m x 2.54m)

### Bedroom Two

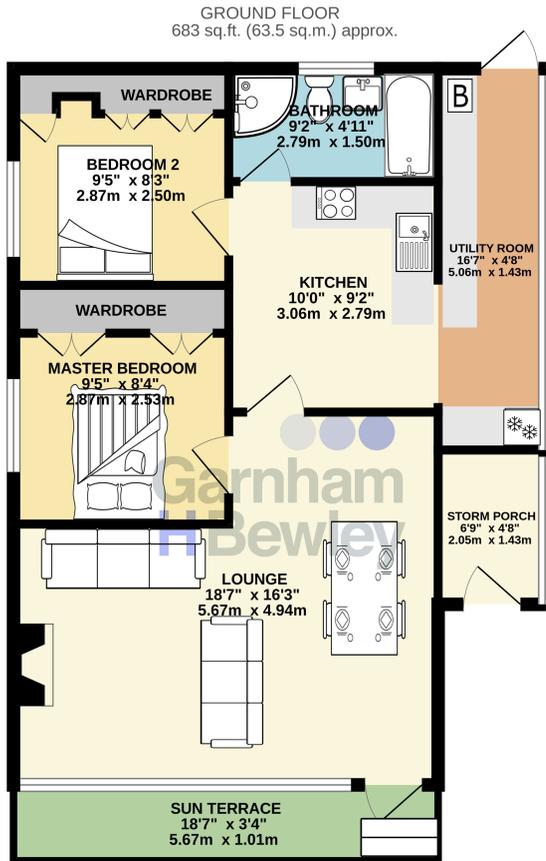
9' 5" x 8' 3" (2.87m x 2.51m)

### Bathroom

9' 2" x 4' 11" (2.79m x 1.50m)

### Storm Porch

6' 9" x 4' 8" (2.06m x 1.42m)



TOTAL FLOOR AREA - 683 sq.ft. (63.5 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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#### Nearby Railway Stations:

East Grinstead Station: 2.5 miles

Three Bridges Station: 4.0 miles

Dormansland Station: 4.2 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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