

£385,000

36 Copse Close, East Grinstead



- Fabulous Three Bedroomed Home
- Renovated Throughout
- Stylish Kitchen/Dining Area
- New Heating System
- New Double Glazing
- Luxury Bathroom
- Ample Driveway Parking
- Front and Rear Gardens

For further information contact Garnham H Bewley:

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





## 36 Copse Close, East Grinstead, West Sussex RH19 3EF

Garnham H Bewley are delighted to offer for sale this recently modernised three bedroomed family home enjoying a luxury open plan kitchen / diner, generous sized southerly facing garden and parking for 5 cars. The property has undergone complete renovation including a rewire, plumbing and heating, plastering, windows, new kitchen, new bathroom, redecoration and flooring throughout creating a property ready to move straight into. The property is offered with no onward chain.

The ground floor accommodation consist of a striking front door with stain glass windows to either side, inviting entrance hall with stairs to the first floor landing with new banisters, LVT flooring, under stairs storage housing electric meter and an opening through to the impressive kitchen/dining room. The kitchen is fitted in a comprehensive range of wall and base level units with area of quartz work surfaces with matching upstands, breakfast bar, two bowl inset sink with mixer tap, integrated dishwasher, washing machine and upright fridge / freezer, four induction hob with single oven below, kitchen lighting, stylish breakfast bar lighting, LVT flooring, space for dining table and chairs, window to rear aspect and French doors out to the landscaped garden. To the front of the property is a generous sized lounge with a large window to the front aspect providing plenty of light.

The first floor accommodation consist of three bedrooms which are complimented by the family bathroom fitted with a panelled enclosed bath with stylish shower over, shower screen, central mixer taps, vanity style wash hand basin with mixer tap, mirror above and storage under, low level W.C, heated towel rail, shave point, window to the rear aspect and inset ceiling lighting.

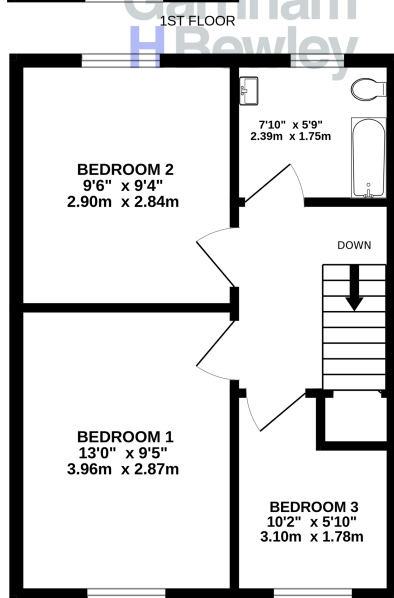
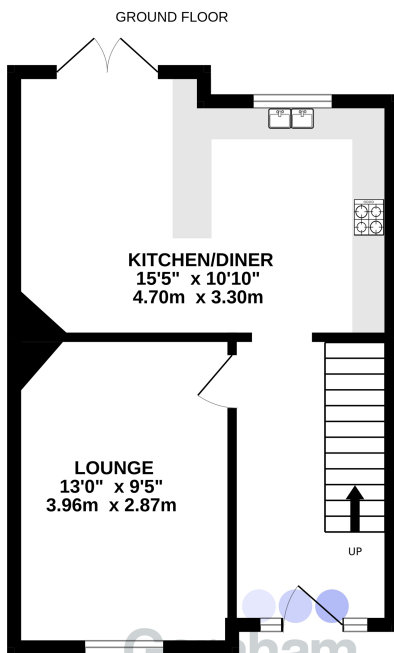
Outside, to the front is a gravelled driveway providing parking for three cars, area of lawn and flowerbed and side gate access to the rear garden measures approximately 80 ft. The garden is newly landscaped enjoying a southerly aspect and is mainly laid to lawn with a private decked area to the rear and a further shingle area to the far end of the garden where there is a gate leading to further parking. The garden is secured by fencing.



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# Accommodation



## Entrance Hall

### Lounge

13' 0" x 9' 5" (3.96m x 2.87m)

### Kitchen / Breakfast Room

15' 5" x 10' 10" (4.70m x 3.30m)

## First Floor

### Master Bedroom

13' 0" x 9' 3" (3.96m x 2.82m)

### Bedroom 2

9' 6" x 9' 4" (2.90m x 2.84m)

### Bedroom 3

10' 2" x 5' 10" (3.10m x 1.78m)

### Bathroom

7' 10" x 5' 9" (2.39m x 1.75m)

## Rear Garden

## Driveway

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 RAILWAY STATIONS

East Grinstead Station

1.1 miles

Dormans Station

1.3 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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