

Guide Price

£525,000

Garnham
H Bewley

Forest View Road, East Grinstead



- Detached Chalet
- Three Bedrooms
- Two Bathrooms
- Spacious Lounge
- Kitchen / Diner
- Large Rear Garden
- Garage & Driveway Parking
- Close To Both Town & Schools

For further information contact Garnham H Bewley:

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



Sunnydale, Forest View Road, East Grinstead, West Sussex RH19 4AW

Garnham H Bewley are delighted to present to the market this three bedroom detached chalet. This family home comprises a spacious lounge, kitchen/diner, downstairs shower room, three bedrooms, separate family bathroom, large rear garden, garage and driveway parking for two cars.

The ground floor comprises a welcoming entrance hallway where there are stairs to the first floor and access to all the downstairs rooms. The spacious lounge/living area is located towards the front of the property and has a double aspect view facing the front and side aspect and also enjoys a feature fireplace. Also to the front of the property is a double bedroom with built-in wardrobes. Towards the rear of the property is the kitchen/diner where the kitchen is fitted with a of range wall and base level units providing ample storage. Also towards the rear of the property is another double bedroom with built-in storage. Accessible off the kitchen is the separate utility/storage area which has a door leading out to the rear garden. On the ground floor there is also a separate shower room with a single shower, low-level WC, wash hand basin and privacy style window facing the rear aspect.

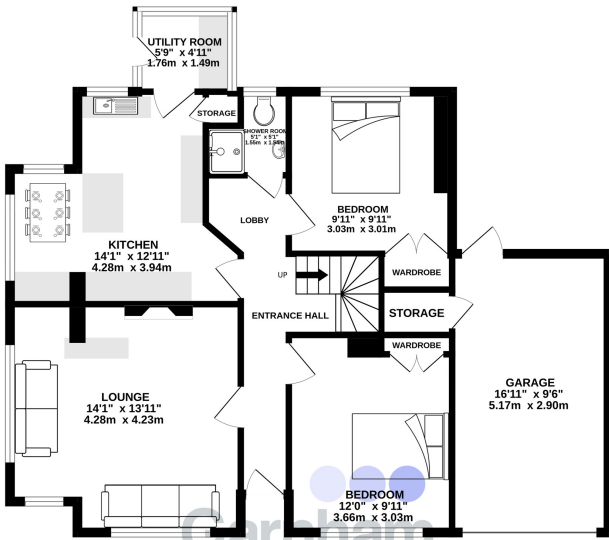
On the first floor the master bedroom is a generous size and has an outlook over the front and side aspect. The main bedroom also benefits from a selection of built in wardrobes. The spacious landing is a fantastic size and could be used as a home office/study area. Towards the rear of the property is a separate family bathroom which is fitted with a panel enclosed bath, low-level WC, wash hand basin and windows facing the side and rear aspect.

Outside the property enjoys a large garden with a patio area accessible via the utility/storage room. The patio leads to large expanse of lawn with various seating areas. At the front of the property there is access to the garage and also driveway parking two cars.

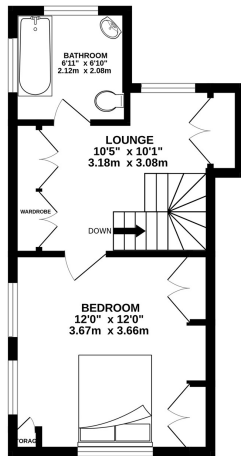


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GROUND FLOOR
980 sq. ft. (91.0 sq. m.) approx.



FIRST FLOOR
345 sq. ft. (32.1 sq. m.) approx.



TOTAL FLOOR AREA: 1325 sq. ft. (123.1 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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Ground Floor

Entrance Hallway

Lounge

14' 1" x 13' 11" (4.29m x 4.24m)

Kitchen

14' 1" x 12' 11" (4.29m x 3.94m)

Bedroom

12' 0" x 9' 11" (3.66m x 3.02m)

Bedroom

9' 11" x 9' 11" (3.02m x 3.02m)

Shower Room

5' 1" x 5' 1" (1.55m x 1.55m)

Utility Room

5' 9" x 4' 11" (1.75m x 1.50m)

First Floor

Master Bedroom

12' " x 12' 0" (NaNm x 3.66m)

Main Bathroom

6' 11" x 6' 10" (2.11m x 2.08m)

Outside

Rear Garden

Garage

16' 11" x 9' 6" (5.16m x 2.90m)

Driveway



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NEAREST STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 2.9 miles

Lingfield 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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