

Offers in the
region of
£585,000

Garnham
H Bewley

17 Coronation Road, East Grinstead



- Detached Chalet Bungalow
- Three Bedrooms & Three Bathrooms
- Two Reception Rooms
- Spacious Kitchen / Diner
- Detached Workshop/Garden Room
- Private Rear Garden
- Driveway Parking For Two Cars
- Close To Town, Schools & Station

For further information contact Garnham H Bewley:

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



17 Coronation Road, East Grinstead, West Sussex RH19 4AJ

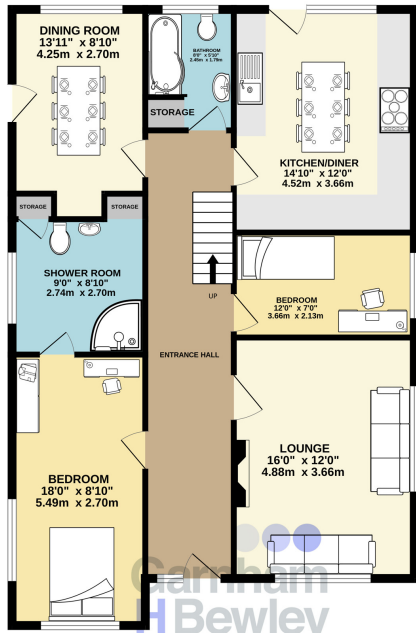
Garnham H Bewley are delighted to present to the market this extended and deceptively spacious three / four bedroom detached chalet. Offered to the market in good condition throughout this property comprises three bedrooms, three bathrooms, two reception rooms, spacious kitchen/diner, detached workshop/garden room, driveway parking for multiple cars and is situated within close proximity to local primary and secondary schools, town centre and mainline train station. On the ground floor there is a welcoming entrance hallway which provides access to all of the downstairs rooms and also where there are stairs leading to the first floor. Towards the front to the property is the spacious lounge/living area which has a double aspect view towards the front and side aspect and enjoys a feature fireplace. Also towards the front of the property is a downstairs double bedroom which has the benefit of an ensuite shower room that's designed to create a spacious wet room area. Bedroom three, which is also located on the ground floor is a generous size single/study room. Towards the rear of the property is a large dining room which has a view towards the rear garden and convenient access out the side passage. The kitchen, which is also located towards the rear of the property is a fantastic size and benefits from a range wall and base units creating ample work surface and storage. There is space for a selection of appliances and also space for a six seater dining table. The kitchen enjoys a pleasant view towards the rear garden and also access leading out to the garden patio. The ground floor is also complimented by the main family bathroom which has been fitted with a P-shaped bath with shower and shower screen, low-level WC, wash hand basin, heated towel, utility cupboard and privacy style window facing the rear aspect. On the first floor is where you'll find the master bedroom, ensuite shower and large storage/loft areas. The master bedroom which is a generous size is complimented by a selection of built-in wardrobes with a large window facing the side aspect. The main bedroom is complimented by the separate shower room which is fitted with a double corner shower, low level WC, wash hand basin, tiled walls and window to the side aspect. Accessible off the landing is a generous size storage room which has a selection of built-in wardrobes and Velux window facing the side aspect. The storage room is also where you'll find a very large loft space ideal for storage. Outside the property enjoys a pleasant rear garden which offers a selection of mature shrubs and hedges and also side access which leads to the front of the property. Located towards the rear of the garden is the detached workshop/garden room which is a substantial size and fitted with power. The front of the property has been cleverly landscaped to allow level access to the front door but also driveway parking for two vehicles. Overall the property is presented to market good condition throughout and due to its deceptively spacious floorplan, can be versatile in its use. This family home is situated within close proximity to primary and secondary schools and is also a short walk from the main town centre and mainline train station.



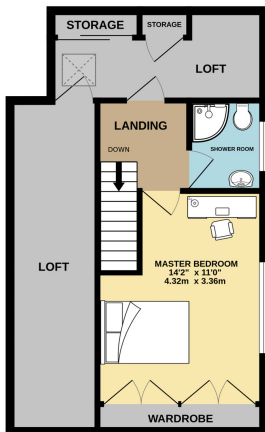
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GROUND FLOOR
1035 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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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Accommodation

Ground Floor

Entrance Hall

Lounge

16' 0" x 12' 0" (4.88m x 3.66m)

Dining Room

13' 11" x 8' 10" (4.24m x 2.69m)

Kitchen / Dining Room

14' 10" x 12' 0" (4.52m x 3.66m)

Bedroom

18' 0" x 8' 10" (5.49m x 2.69m)

Shower Room

9' 0" x 8' 10" (2.74m x 2.69m)

Bedroom

12' 0" x 7' 0" (3.66m x 2.13m)

Bathroom

8' 0" x 5' 10" (2.44m x 1.78m)

First Floor

Master Bedroom

14' 2" x 11' " (4.32m x NaNm)

Shower Room

Loft / Storage Areas

Outside

Detached Workshop / Garden Room

Driveway Parking For Two Cars



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NEAREST STATIONS

East Grinstead Station - 0.8 miles

Dormans Station - 2.8 miles

Lingfield Station - 4.1 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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