

£325,000

15 Old Road, East Grinstead



- Character Family Home
- Two Bedrooms
- Lounge
- Conservatory
- Refitted Kitchen
- Family Bathroom
- Rear Garden
- Town Centre Location

For further information contact Garnham H Bewley:

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



15 Old Road, East Grinstead, West Sussex RH19 3NQ

Garnham H Bewley are delighted to offer for sale this charming two bedroom end of terrace family home located within striking distance of East Grinstead town centre which has been recently modernised by the current owners to provide a light and stylish living space.

The ground floor accommodation consists of entrance hall with stairs to the first floor landing and doors to all downstairs rooms. The lounge has a window to the front aspect and a door through to the conservatory which has access onto the rear garden. The kitchen is fitted in a range of units with area of work surfaces, inset sink drainer, cooker, gas hob with extractor hood above, space for freestanding American style fridge/freezer, washing machine, window to the front and side aspect and a door to the rear garden..

The first floor accommodation consists of the master bedroom which enjoys a valuated ceiling with a ladder leading to a large storage area above. The bedroom enjoys double aspect windows providing plenty of light and the added bonus of large wardrobe. Bedroom two is set to the rear of the property and is alongside the family bathroom. The bathroom is fitted with a panel enclosed bath with a shower over, glass shower screen, low level W.C, wash hand basin, part tiled walls and a window to the front aspect.

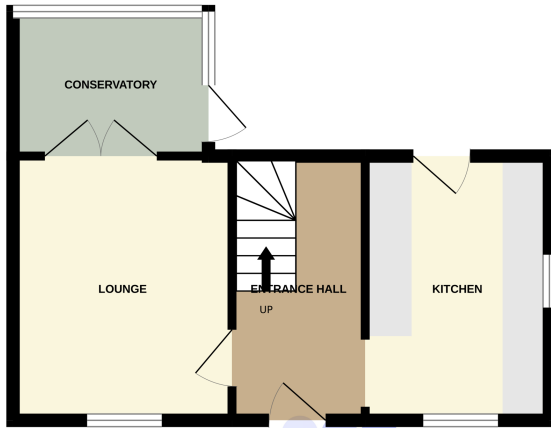
Outside to the rear of the property is a paved private rear garden which is a great addition to this lovely two bedroom home. East Grinstead mainline railway station is within close proximity.



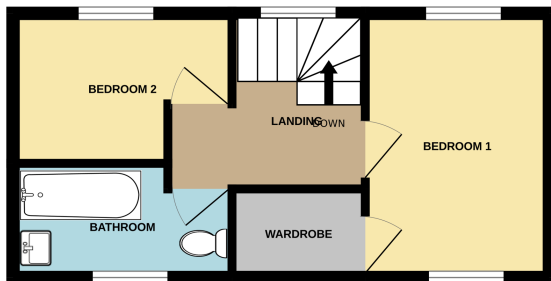
For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Accommodation

GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



**Garnham
H Bewley**
1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.1 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.

Made with Metropix ©2025

Ground Floor Entrance Hall

Kitchen

11' 8" x 8' 1" (3.56m x 2.46m)

Lounge

11' 7" x 9' 8" (3.53m x 2.95m)

Conservatory

8' 7" x 6' 4" (2.62m x 1.93m)

First Floor Landing

Main Bedroom

11' 7" x 8' 2" (3.53m x 2.49m)

Wardrobe

Bedroom 2

9' 10" x 6' 7" (3.00m x 2.01m)

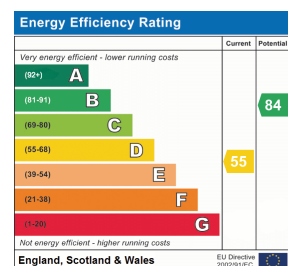
Bathroom

9' 8" x 4' 7" (2.95m x 1.40m)

Outside Garden



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



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

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk