

Guide Price:  
£540,000

£525,000

Garnham  
**H** Bewley

6a Hermitage Road, East Grinstead



- No Onward Chain
- Fibre Broadband
- Detached Family Home
- Three Double Bedrooms
- Two Bathrooms & Downstairs W/C
- Office / Play Room
- Open Plan Kitchen / Breakfast Area
- Separate Lounge

For further information contact Garnham H Bewley:

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





## 6a Hermitage Road, East Grinstead, West Sussex RH19 2BS

Guide Price: £525,000 - £540,000. Garnham H Bewley are delighted to present to the market this spacious and well presented three double bedroom chalet detached. The property offers an open plan kitchen/diner, spacious lounge, downstairs office/spare room, separate utility room, three bedrooms, two bathrooms, landscaped 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, access to a large storage cupboard and doors leading through to most of the downstairs rooms. The kitchen is located towards the rear of the property and benefits from double doors leading out to the rear garden and an opening through to separate lounge. The kitchen is fitted with the range of wall and base level units creating ample storage and workspace. In addition to the kitchen there is a separate utility room which provides space for a selection of additional appliances along with a downstairs WC.

On the first floor the property enjoys three family size bedrooms and two bathrooms. The main bedroom which is a generous double, has a view over the rear garden, allows plenty of space for a selection of bedroom style furniture and offers access to a en-suite shower room. Bedroom two which is another good size double room also has a view over the rear garden. Bedroom three which is a small double has an outlook towards the front aspect. Bedrooms two and three are complimented by the main family bathroom which is fitted with a bath, corner shower, low level WC, wash hand basin and a privacy style window facing the rear garden.

Outside the property enjoys a landscaped rear garden which has been levelled off to create various seating areas. There is side access leading to the double driveway at the front of the property and the garage has been converted to create a garden room/separate Office.

Overall the property is presented to the market in excellent condition throughout.



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# Accommodation

## Ground Floor

### Entrance Hallway

### Living Room

15' 6" x 9' 0" (4.72m x 2.74m)

### Kitchen / Diner

18' 4" x 9' 8" (5.59m x 2.95m)

### Study / Bedroom Four

10' 0" x 7' 1" (3.05m x 2.16m)

### Utility Room

8' 2" x 7' 10" (2.49m x 2.39m)

### Downstairs WC

### First Floor

### Master Bedroom

15' 2" x 9' 10" (4.62m x 3.00m)

### Ensuite

8' 11" x 8' 1" (2.72m x 2.46m)

### Bedroom Two

13' 0" x 10' 0" (3.96m x 3.05m)

### Bedroom Three

10' 0" x 9' 7" (3.05m x 2.92m)

### Bathroom

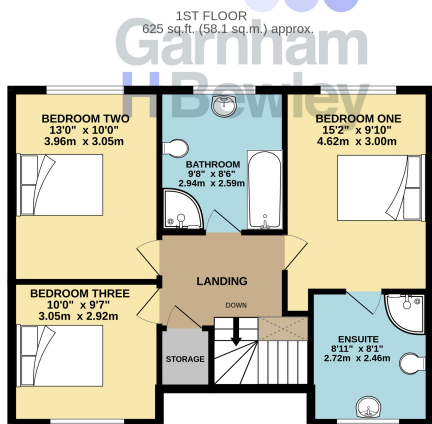
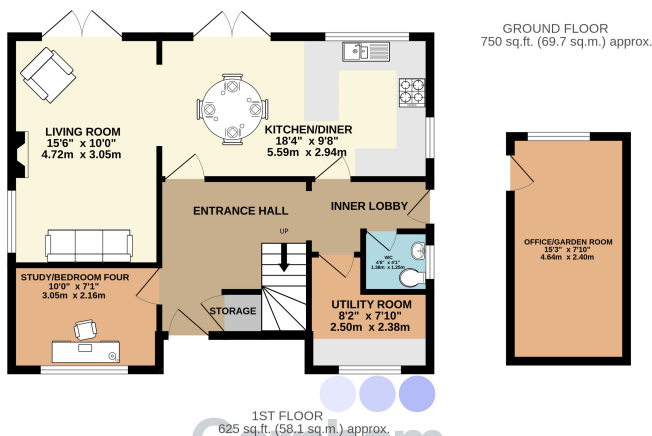
9' 8" x 8' 6" (2.95m x 2.59m)

### Outside

### Office/Garden Room

15' 3" x 7' 10" (4.65m x 2.39m)

### Driveway For Two Cars



TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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NEAREST STATIONS

East Grinstead Station - 0.7 miles

Dormans Station - 1.5 miles

Lingfield Station - 2.8 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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