

Guide Price

£400,000

Garnham
H Bewley

61 Hermitage Road, East Grinstead



- Character Family Home
- Three Bedrooms
- Lounge and Dining Room
- Kitchen and Utility
- Downstairs Bathroom
- Garden with Side Access
- Driveway Parking
- Popular Location

For further information contact Garnham H Bewley:

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



61 Hermitage Road, East Grinstead, West Sussex RH19 2BP

Guide Price £400,000 to £425,000. Garnham H Bewley are pleased to present to the market this beautifully presented and extended Edwardian family home, ideally located within walking distance of East Grinstead town centre and mainline train station. Internal viewings come highly recommended to fully appreciate this stunning character home.

The ground floor features a bright and inviting living room with a front-facing bay window, separate dining room with useful under-stairs storage, an extended, modern fitted kitchen equipped with a range of wall and base units, a four-ring gas hob, electric oven, integrated dishwasher, and space for additional appliances, a practical utility room with base units, space for a washing machine and dryer, and access to the rear garden, contemporary family bathroom with WC, wash hand basin, heated towel rail, and bath with overhead shower

Upstairs, the first floor offers a landing with loft ladder access to a partially-boarded loft, generous master bedroom with views to the front, spacious double guest bedroom overlooking the rear garden, third single bedroom, also with rear aspect views

Externally there is driveway parking available for two vehicles, gated side access leads to a well-kept rear garden, mainly laid to lawn, and featuring a composite decking area adjoining the rear of the property — perfect for outdoor entertaining



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Accommodation

Ground Floor

Living Room

14' 4" x 10' 5" (4.37m x 3.17m)

Dining Room

14' 4" x 10' 6" (4.37m x 3.20m)

Kitchen

12' 8" x 8' 7" (3.86m x 2.62m)

Utility

Downstairs Bathroom

First Floor

Landing

Main Bedroom

14' 4" x 10' 5" (4.37m x 3.17m)

Bedroom 2

10' 6" x 9' 1" (3.20m x 2.77m)

Bedroom 3

8' 10" x 8' 2" (2.69m x 2.49m)

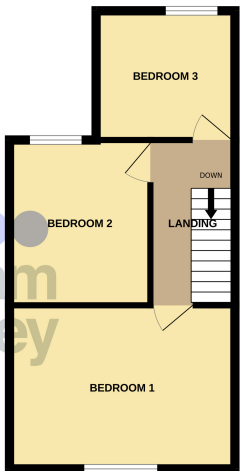
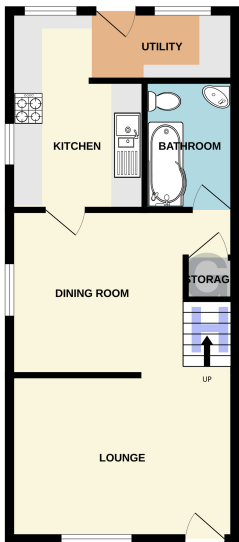
Outside

Garden

Driveway

GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

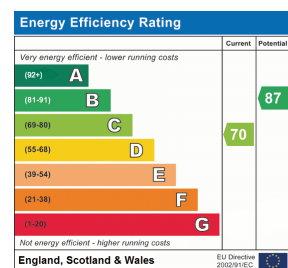
1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.5 sq.m.) approx.
What every agent has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The persons, objects and appliances shown here are not to be taken as to their operability or efficiency can be given.
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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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