

£625,000

Hillside, Dunnings Road, East Grinstead



- Three Bedroom Family Home
- Two Reception Rooms
- Spacious Conservatory
- Kitchen / Breakfast Room
- En-suite To Master Bedroom
- Large Rear Garden
- Driveway and Garage
- No Chain

For further information contact Garnham H Bewley:

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





## Hillside, Dunnings Road East Grinstead RH19 4AD

Garnham H Bewley are delighted to offer for sale this spacious three bedroomed detached character family home occupying a generous size plot with two spacious reception rooms, large conservatory, driveway parking and detached garage. The property is offered to the market with no onward chain.

The ground floor accommodation consists of entrance porch leading to entrance hall with door to downstairs cloakroom, stairs to 1st floor landing, two storage cupboards and doors to most downstairs rooms. The spacious lounge has patio sliding doors onto the conservatory, three windows to the side aspect, built-in storage and gas fireplace. The conservatory enjoys a wonderful outlook across the rear garden and has French doors out to the Garden. The kitchen/breakfast room is fitted in a range of wall and base level units with area work surfaces, 1 1/2 bowl sink/drainers, double oven, four ring hob, double aspect windows providing plenty of light, serving hatch into the lounge, space for kitchen appliances, integrated dishwasher and a door to the side access. To the front of the property is a wonderful size dining room overlooking the front garden.

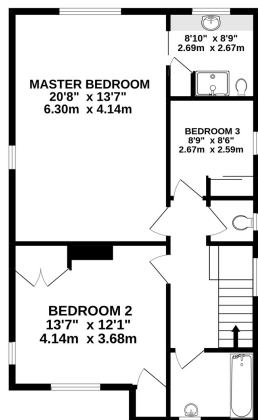
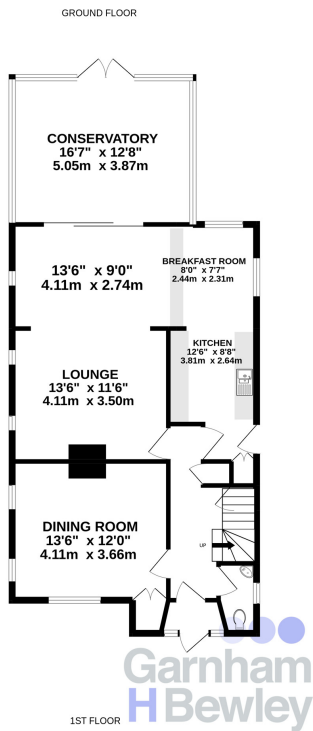
The first floor accommodation consists of the master bedroom which is a very generous size with a range of built-in bedroom furniture, double aspect windows providing plenty of light and a lovely view over the rear garden. Off the master bedroom is an ensuite fitted with a walk in shower, low-level WC, wash hand basin and a window to the rear aspect. Bedroom two is situated to the front of the property and has built-in double wardrobes. Bedroom three is a good size single room with a built-in wardrobe housing the boiler and a window to the side aspect. There is a separate WC on the first floor landing and a family bathroom which is in need of updating.

Outside, to the front of the property there is a good size front garden laid to lawn with a variety of flowering shrubs, brick paved driveway providing parking for two cars and a detached garage with utility to the rear. The rear garden is a fabulous size and enjoys a southerly aspect with an Indian sandstone patio, large area of lawn, vegetable patch to the rear, variety of shrubs and flowering plants and great privacy. The property is within striking distance of the Meads primary school, Dunnings Mill pub/restaurant, Toybox nursery and is within close proximity to mainline train station and town centre.



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# Accommodation



Entrance Porch

Entrance Hall

Downstairs W.C.

Lounge  
13' 6" x 19' 6" (4.11m x 5.94m)

Dining Room  
13' 6" x 12' 0" (4.11m x 3.66m)

Kitchen  
8' 8" x 12' 6" (2.64m x 3.81m)

Breakfast Room  
7' 7" x 8' 0" (2.31m x 2.44m)

Conservatory  
16' 7" x 12' 8" (5.05m x 3.86m)

First Floor

Landing

Master Bedroom  
20' 8" x 13' 7" (6.30m x 4.14m)

En-suite  
8' 10" x 8' 9" (2.69m x 2.67m)

Bedroom 2  
13' 7" x 12' 1" (4.14m x 3.68m)

Bedroom 3  
8' 9" x 8' 6" (2.67m x 2.59m)

Family Bathroom  
7' 7" x 6' 0" (2.31m x 1.83m)

Separate W.C.

Front Garden

Driveway

Garage

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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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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