

Guide Price

£375,000

Garnham  
H Bewley

114 Queens Road, East Grinstead



- Terraced Character Home
- Three Bedrooms
- Set Over Three Floors
- Family Bathroom and Shower Room
- Kitchen/Dining/Living Room
- Garden
- Beautifully Presented

For further information contact Garnham H Bewley:

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## 114 Queens Road, East Grinstead, West Sussex RH19 1BD

Guide Price £375,000 to £385,000. Garnham H Bewley are pleased to present to the market this spacious three bedroom terraced character home which has been modernised to create a light and stylish living space and is ideally situated for East Grinstead town centre and local train station. The property currently boasts an open plan lounge/dining/kitchen which comes complete with feature log burning stove and large sized skylight to the kitchen, two bedroom and family bathroom to the first floor and the main bedroom with shower room to the top floor. Outside the garden offers a great space for entertaining and internal viewings come highly recommended to fully appreciate this great example of a terraced character home.

The ground floor consists of front door into small entrance hall with stairs leading to the first floor. The lounge/dining area is set to the front of the property with feature log burning stove and is open plan to the kitchen area which has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge/freezer, washing machine, skylight, window to the rear aspect and door leading to the garden.

The first floor consists of landing with stairs leading to the second floor. Bedroom two is set to the rear aspect and bedroom three overlooks the front and both come with built in storage cupboards. The family bathroom has been fitted with a panel enclosed bath with mixer taps, shower point and glass screen, wash hand basin, low level W.C., heated towel rail, shaver point and fully tiled walls.

The second floor consists of landing with window to the rear aspect. The main bedroom has a bay window to the front aspect and fitted wardrobes. There is also the shower room which has been fitted with a shower cubicle, wash hand basin, low level W.C., heated towel rail, fully tiled walls and window to the rear aspect.

Outside the rear garden is mainly fence enclosed with patio area leading to a lawned garden with a range of mature shrubs and borders. There is a right of access that runs at the rear of the property.



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# Accommodation

**Ground Floor**  
**Lounge/Dining Area**  
26' 0" x 10' 9" (7.92m x 3.28m)

**Kitchen Area**  
10' 0" x 10' 0" (3.05m x 3.05m)

**First Floor**  
**Bedroom 2**  
10' 10" x 7' 4" (3.30m x 2.24m)

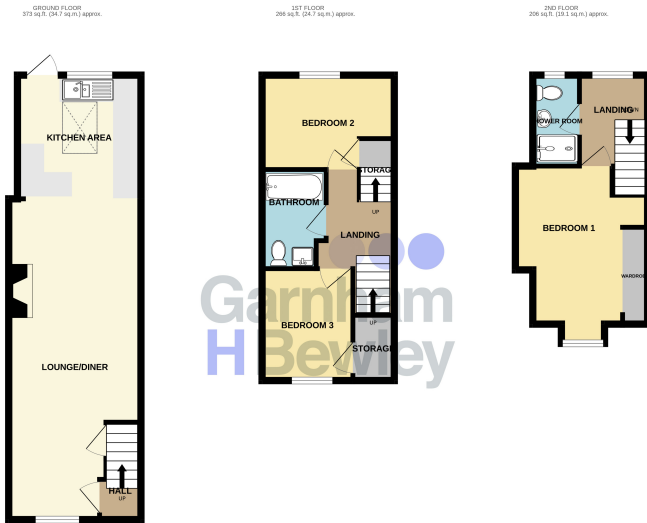
**Bedroom 3**  
9' 2" x 7' 7" (2.79m x 2.31m)

**Family Bathroom**

**Second Floor**  
**Main Bedroom**  
12' 10" x 10' 9" (3.91m x 3.28m)

**Shower Room**

**Outside Garden**



TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency and the goods shown are for information only.



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