

£415,000

72 West Hill, East Grinstead



- Extended Semi Detached House
- Two Bedrooms
- Open Plan Kitchen / Diner
- Immaculate Family Bathroom
- Lounge with Log Burner
- Off Road Parking
- Garden
- Town Centre Location

For further information contact Garnham H Bewley:

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



72 West Hill, East Grinstead, West Sussex RH19 4EP

Garnham H Bewley are pleased to present to the market this extended two-bedroom semi-detached home, situated in a highly sought-after residential location on the outskirts of East Grinstead town centre. Immaculately presented throughout, the property is ideally suited to first-time buyers or those looking to downsize.

Internally, the accommodation comprises a welcoming entrance hall leading to a beautifully presented lounge, featuring a characterful wood burner with an attractive brick surround. To the rear of the property is a modern open-plan kitchen/dining area. The kitchen offers a range of integrated appliances, additional space for white goods, and a breakfast bar that seamlessly connects to the dining area. Patio doors open onto the rear garden, allowing an abundance of natural light to fill the space.

The first floor continues to impress, offering a generous principal bedroom to the front and a second bedroom overlooking the rear garden. The accommodation is completed by a contemporary family bathroom, fitted with a roll-top bath and a separate shower enclosure.

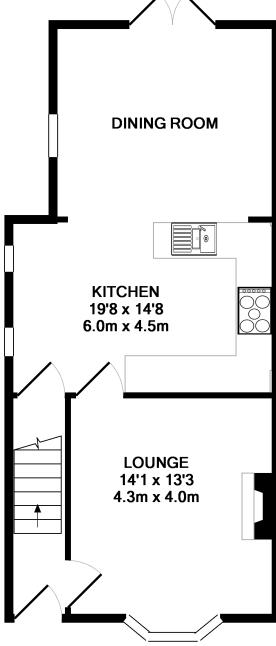
Externally, the property benefits from off-road parking to the front. The rear garden is well maintained and laid with astro-turf for ease of upkeep, with gated side access.

Conveniently located within easy reach of East Grinstead town centre and the mainline train station, this property represents a superb opportunity and comes highly recommended for viewing.

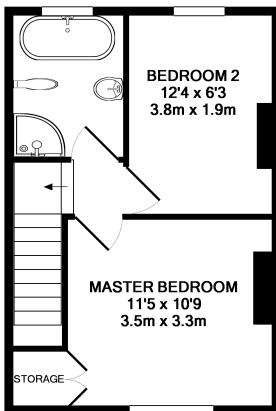
Welcome
Home

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Accommodation



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2020/1180

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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