

£525,000

16 Springfield, East Grinstead



- Detached Family Home
- Three Bedrooms
- Open Plan Lounge / Dining
- Modern Separate Kitchen
- Modern Family Bathroom
- Beautiful Condition Throughout
- Garage & Driveway Parking
- Quiet Cul-De-Sac Location

For further information contact Garnham H Bewley:

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## 16 Springfield, East Grinstead, West Sussex RH19 2RT

Garnham H Bewley are delighted to present to the market this beautifully presented, three bedroom detached family home. This welcoming property comprises a spacious entrance hall, open plan lounge/dining, separate modern kitchen, three very good size bedrooms, a modern family bathroom, downstairs WC, generous garden, garage and driveway parking for multiple cars.

The ground floor comprises an inviting entrance hallway where there are stairs to the first floor, access to the downstairs WC, door through to all the downstairs rooms and two large storage cupboards under the stairs. The main lounge living area is a fantastic size and stretches from the front of the property to the rear, creating a bright and airy room. The lounge has a large window facing the front aspect and the dining area benefits from sliding doors leading out to the rear garden. The separate modern kitchen is fitted with a range of wall and base level units offering ample storage as well as a selection of built in appliances. The kitchen has a large window overlooking the rear garden and a door leading out to the side aspect.

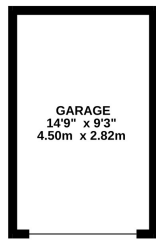
On the first floor there are three very good size bedrooms and the main family bathroom. The master bedroom which is a generous size double benefits from a selection of built in wardrobes, provides space for a variety bedroom style furniture and has a pleasant outlook to the front aspect. Bedroom two, another double bedroom also has built in wardrobes and enjoys a view over the rear garden. Bedroom three which is a generous size single/office area is currently being used as a nursery with a pleasant look out towards the front aspect.

Outside, the property enjoys a generous garden with patio area leading down to a section of lawn. The garden is fence enclosed with a selection of mature shrubs and hedges creating a generous amount of privacy. To the front of the property there is driveway parking for multiple cars and access to the garage.

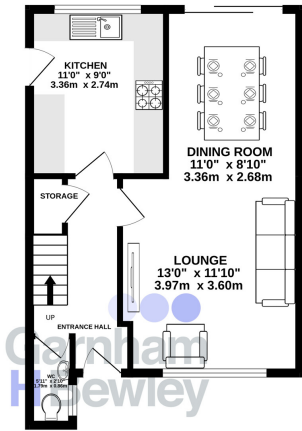


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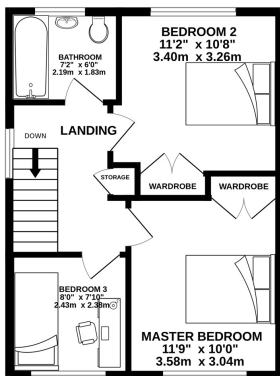
# Accommodation



GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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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## Ground Floor

### Lounge

13' 0" x 11' 10" (3.96m x 3.61m)

### Dining Room

11' 0" x 8' 10" (3.35m x 2.69m)

### Kitchen

11' 0" x 9' 0" (3.35m x 2.74m)

### Downstairs WC

5' 11" x 2' 10" (1.80m x 0.86m)

## First Floor

### Master Bedroom

11' 9" x 10' 0" (3.58m x 3.05m)

### Bedroom Two

11' 2" x 10' 8" (3.40m x 3.25m)

### Bedroom Three

8' 0" x 7' 10" (2.44m x 2.39m)

### Bathroom

7' 2" x 6' 0" (2.18m x 1.83m)

## Outside

### Garage & Driveway



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## NEAREST STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 1.3 miles

Lingfield Station - 2.6 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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