

Price

£539,000

Garnham  
H Bewley

81 Heathcote Drive, East Grinstead



- Extended Semi Detached Home
- Five Bedrooms
- Kitchen/Dining Room
- Lounge with Feature Fireplace
- Family Bathroom and Shower Room
- Front and Rear Gardens
- Garage
- Driveway Parking

For further information contact Garnham H Bewley:

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## 81 Heathcote Drive, East Grinstead, West Sussex RH19 1NB

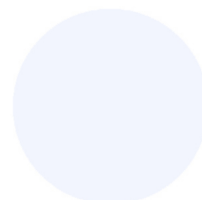
Garnham H Bewley are pleased to present to the market this spacious extended five bedroom semi detached family home nestled within the highly popular Imberhome estate offering great access for local schools and train station. The property has been altered by the current owners over the years to provide a great living space to suit most family needs and the accommodation boasts lounge with feature fireplace, kitchen/dining room offering a great space for entertaining, three bedroom and family bathroom to the first floor and two further bedroom and bathroom to the top floor, garage to the rear of the property and driveway parking to the front. Internal viewings come highly recommended to fully appreciate this great example of a semi detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor and understairs storage cupboard. The kitchen/dining room has been extended to the rear providing a range of wall and base level units with breakfast bar, space for freestanding range cooker, fridge/freezer, dishwasher, washing machine, tumble dryer, integrated microwave, skylights to the rear aspect and French doors leading to the garden. The lounge is set to the front aspect with feature fireplace and open plan to the dining area.

The first floor consists of landing with window to the front aspect, main bedroom overlooking the rear garden with fitted wardrobes, bedroom two is set to the front aspect and bedroom five is set to the rear. The family bathroom has been fitted with a panel enclosed bath with shower point and curtain, wash hand basin, low level W.C., heated towel rail and window to the side aspect. There is also the separate W.C.

The first floor consists of landing area with skylight to the front aspect. Bedroom three is set to the rear aspect with a fitted wardrobe and bedroom four is set to the front aspect with two skylights. There is also the shower room to this level which has been fitted with a corner shower cubicle, wash hand basin, low level W.C., heated towel rail, fully tiled walls and window to the rear aspect.

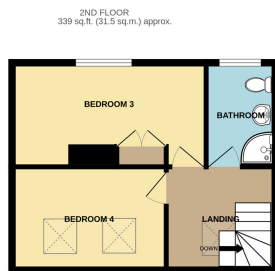
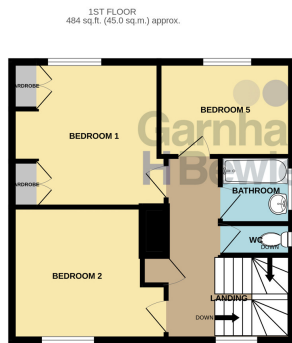
Outside the rear garden is mainly fence enclosed with patio area leading to lawned garden with a range of mature shrubs and borders and there is side aspect to the house and garage. To the front there is an area of garden and driveway parking.



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# Accommodation



TOTAL FLOOR AREA: 1471 sq.ft. (136.7 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 Entrance Hall

**Kitchen/Dining Room**  
24' 2" x 10' 8" (7.37m x 3.25m)

**Lounge**  
22' 2" x 10' 4" (6.76m x 3.15m)

## First Floor Landing

**Main Bedroom**  
11' 5" x 11' 3" (3.48m x 3.43m)

**Bedroom 2**  
10' 7" x 10' 3" (3.23m x 3.12m)

**Bedroom 5**  
9' 11" x 7' 6" (3.02m x 2.29m)

**Family Bathroom**  
5' 8" x 5' 4" (1.73m x 1.63m)

## Second Floor Landing

**Bedroom 3**  
15' 4" x 8' 3" (4.67m x 2.51m)

**Bedroom 4**  
12' 2" x 8' 3" (3.71m x 2.51m)

**Shower Room**  
8' 1" x 5' 6" (2.46m x 1.68m)

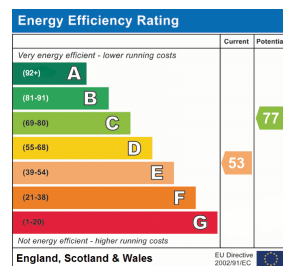
**Outside  
Garden**

**Garage**

**Driveway**



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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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