

Guide Price

£550,000

£500,000

Garnham  
H Bewley

1 The Rushets, East Grinstead



- Detached Family Home
- Three Double Bedrooms
- Kitchen/Dining Room
- Lounge
- Utility and Cloakroom
- Bathroom and En-suite
- Garden
- Garage and Driveway

For further information contact Garnham H Bewley:

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



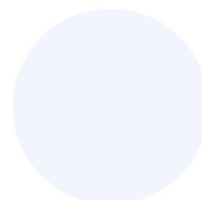
## 1 The Rushets, East Grinstead, West Sussex RH19 4TW

Guide Price £500,000 - £550,000. Garnham H Bewley are pleased to present to the market this newly built three double bedroom detached family home nestled within a new development offering great access to East Grinstead train station, town centre and a great family environment having a park just across the road. The property has been finished to a high standard to provide a light and stylish living space and the accommodation boasts kitchen/dining room, lounge, utility room, downstairs cloakroom, en-suite to the main bedroom and family bathroom. Outside there is the garden and garage with driveway providing parking. The property also has the added bonus of a remainder of a NHBC and Internal viewings come highly recommended to fully appreciate this great example of a detached family home

The ground floor consists of front door into entrance hall with stairs leading to the first floor and access to the downstairs cloakroom. The kitchen/dining room has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, gas hob with extractor hood above, fridge/freezer, dishwasher, double aspect windows and French doors leading to the garden. The utility room is access by the kitchen and has base level units providing space for washing machine/tumble dryer, under stairs storage cupboard and door to rear leading to the driveway parking. The lounge spreads from the front to the rear with double aspect windows.

The first floor consists of landing with window to the rear aspect. The main bedroom has a fitted wardrobe, double aspect windows and access to the en-suite which has been fitted with a shower cubicle, wash hand basin, low level W.C., heated towel rail, shaver point and window to the front aspect. Bedroom two has a window to the front aspect and bedroom three overlooks the side aspect. There is also the family bathroom which 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 and window to the side aspect.

Outside the rear garden is fence enclosed with patio area ideal for seating and leading to a lawned garden. There is rear access to the garage. To the front there is a small set of steps leading to the front door and and to the rear of the property is the driveway leading to the garage.

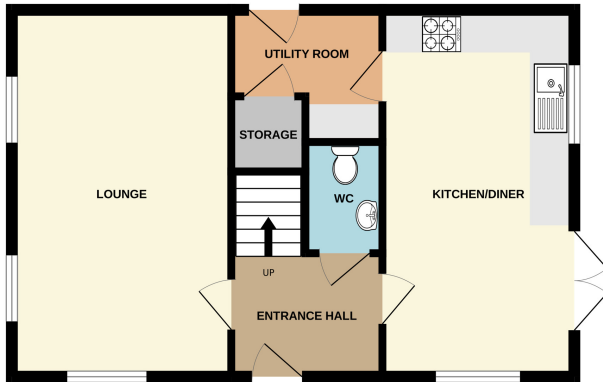


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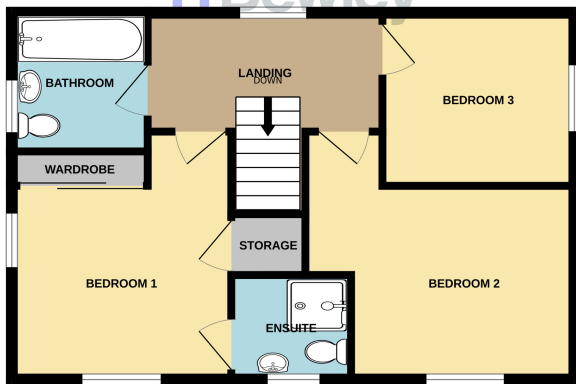
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# Accommodation

GROUND FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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

**Downstairs Cloakroom**  
5' 5" x 3' 5" (1.65m x 1.04m)

**Kitchen/Dining Room**  
18' 3" x 9' 6" (5.56m x 2.90m)

**Utility Room**  
7' 6" x 6' 7" (2.29m x 2.01m)

**Lounge**  
18' 3" x 10' 11" (5.56m x 3.33m)

## First Floor Landing

**Main Bedroom**  
12' 5" x 11' 2" (3.78m x 3.40m)

**En-suite**  
6' 0" x 5' 2" (1.83m x 1.57m)

**Bedroom 2**  
13' 2" x 9' 9" (4.01m x 2.97m)

**Bedroom 3**  
9' 9" x 8' 3" (2.97m x 2.51m)

**Family Bathroom**  
6' 11" x 6' 9" (2.11m x 2.06m)

## Outside Garden

**Garage**  
19' 7" x 9' 10" (5.97m x 3.00m)

## Driveway



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| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         | 94                      |
| (92+)                                       | A |         |                         |
| (81-91)                                     | B | 83      |                         |
| (69-80)                                     | C |         |                         |
| (55-68)                                     | D |         |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England, Scotland & Wales                   |   |         | EU Directive 2002/91/EC |

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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