

Guide Price:

£675,000

£650,000

Garnham
H Bewley

32 Sunnyside Close, East Grinstead



- Five Double Bedroom Family Home
- Two Reception Rooms
- Beautifully Presented Throughout
- Extended Ground Floor Living
- Corner Plot Style Garden
- Integral Garage With Utility Space
- Close To Town, Schools & Station
- Deceptively Spacious Family Home

For further information contact Garnham H Bewley:

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



32 Sunnyside Close, East Grinstead, West Sussex RH19 4QW

Guide Price: £650,000 - £675,000. Gamham Bewley are delighted to present to the market this beautifully presented and extended five double bedroom family home. Offered to the market in excellent condition throughout. This wonderful home comprises five double bedrooms, two bathrooms, two reception areas, a modern fitted kitchen, extended orangery, integral garage/utility space, spacious garden and driveway parking for multiple cars.

On the ground floor there is a welcoming entrance hallway area which provides access to all of the downstairs rooms, including a separate WC and where there are stairs leading up to the first floor. Towards the rear of the property is the extended kitchen/dining/family area which due to its size, is a fantastic space for all the family to enjoy. The kitchen itself is fitted with a range of wall and base level units creating ample work surface, storage and is complimented by a range of integrated appliances, along with space for an American style fridge freezer. The extended dining/family space can be versatile in its use with the added orangery providing a wonderful outlook towards the rear garden. Towards the front of the property is the integral garage which conveniently allows space for additional appliances creating a useful utility area within the garage itself. On the first floor and set towards the front of the property is the spacious lounge / living area which has the added benefit of a multi fuel burner and also access out to a private balcony which offers views towards the neighbouring woodland. Also on the first floor there are two double bedrooms with a view over the rear garden. On the top floor there are three further double bedrooms and two bathrooms. The master bedroom, which is a fantastic size, allows space for a variety of bedroom style furniture but also has the added benefit of a selection of built in wardrobes and its own en suite shower room. Towards the rear of the top floor there are two further double bedrooms both of which have built in wardrobes and enjoy a view over the rear garden. Bedrooms two, three and four are complimented by the main family bathroom which is fitted with a panel enclosed bath with shower and shower screen, low-level WC, wash hand basin and heated towel rail.

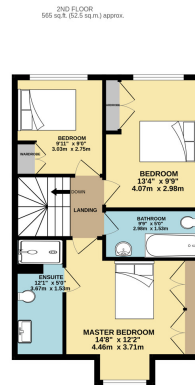
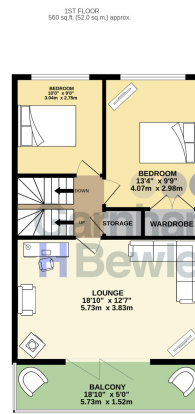
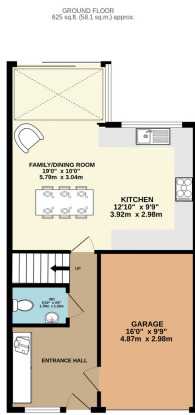
Outside, the property is spoilt by a spacious corner plot style garden, which offers ample space. The garden is complimented by a range of mature shrubs, hedges and flowerbeds and various seating areas. Located to the side of the property, there is a fantastic barbecue/bar area with composite decking, home-made bar and detached home office. The detached home office is a fantastic addition to the outside space as this room is fully insulated, has power, Internet and enjoys its very own log burner. Located towards the front of the property is the driveway which allows space for up to 3 cars. Overall this property is presented to the market in excellent condition throughout and is deceptively spacious. This wonderful home is conveniently located within minutes of the local schools, shops, family friendly pub, main town centre and mainline train station.



For further information contact Gamham H Bewley:

Tel: 01342410227 | Email: eastgrinstead@gamhamhbewley.co.uk

Accommodation



TOTAL FLOOR AREA: 1750 sq.ft. (162.6 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.
Made with Metropix 62024

Ground Floor

Entrance Hallway

Family / Dining Room

19' 0" x 10' 0" (5.79m x 3.05m)

Kitchen

12' 10" x 9' 9" (3.91m x 2.97m)

Downstairs WC

5' 10" x 4' 0" (1.78m x 1.22m)

Garage

16' 0" x 9' 9" (4.88m x 2.97m)

First Floor

Lounge

18' 10" x 12' 7" (5.74m x 3.84m)

Bedroom

13' 4" x 9' 9" (4.06m x 2.97m)

Bedroom

10' 0" x 9' 0" (3.05m x 2.74m)

Second Floor

Master Bedroom

12' 8" x 12' 2" (3.86m x 3.71m)

Ensuite

12' 1" x 5' 0" (3.68m x 1.52m)

Bedroom

13' 4" x 9' 9" (4.06m x 2.97m)

Bedroom

9' 11" x 9' 0" (3.02m x 2.74m)

Bathroom

9' 9" x 5' 0" (2.97m x 1.52m)

Outside

Driveway parking



For further information contact Garnham H Bewley:

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



NEAREST STATIONS

East Grinstead Station - 0.8 miles

Dormans Station - 2.8 miles

Lingfield Station - 4.2 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

For further information contact Garnham H Bewley:

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