

Offers in Excess of:

£340,000

Garnham
H Bewley

11 Ship Street, East Grinstead



- Two Bedroom Character Home
- Stylishly Fitted Kitchen
- Spacious Lounge & Separate Dining Room
- Tastefully Fitted Bathroom
- Utility Room
- Brand New Gas Combination Boiler
- Private Rear Garden with Brand New Shed
- Town Centre Location

For further information contact Garnham H Bewley:

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



11 Ship Street, East Grinstead, West Sussex RH19 4EG

A charming, two-bedroom Victorian terraced home nestled in the heart of East Grinstead. This beautifully presented two-bedroom Victorian terraced property offers a perfect blend of classic charm and modern living. Located just a stone's throw from the town's stunning Tudor High Street, this home enjoys a prime position within walking distance of local shops, restaurants, pubs, and a range of amenities.

The property has been thoughtfully updated and is in excellent condition throughout, providing a stylish and comfortable living space. On the ground floor, the spacious living room features elegant period details, including a feature fireplace. The family bathroom combines style and functionality, featuring a sleek bath (with shower above), modern WC, and a contemporary hand basin. The space is thoughtfully designed with a large storage cupboard, providing ample room for toiletries and essentials. The clean, neutral tones and quality finishes create a calming atmosphere, making this bathroom a perfect blend of comfort and practicality. The lower ground floor offers a beautifully fitted kitchen/breakfast room, perfect for casual dining and entertaining. Adjacent to this is a separate dining room, which could easily be adapted as a playroom or study, depending on your needs. Additionally, there is a lean-to utility/boot room, providing practical space for washing machine, dryer and outdoor gear, with convenient access to the rear garden. This floor combines functionality with versatility, ideal for modern family living.

Upstairs, you'll find two generously sized double bedrooms, the master bedroom offers an array of built-in wardrobe space. Bedroom two provides flexibility for a growing family, or can be utilised as home office, or guest room.

The delightful rear garden offers a private and tranquil retreat, perfect for relaxation and outdoor entertaining. Recently landscaped, the garden boasts a large expanse of sleek decking, providing ample space for al fresco dining, lounging, or enjoying the sunshine. At the rear, the space is beautifully complemented by a high-quality, low-maintenance AstroTurf lawn, ideal for year-round greenery without the upkeep of natural grass. A brand new garden shed is neatly positioned, offering useful storage space for tools, garden equipment, or outdoor accessories.

With its superb condition and close proximity to all the charm and convenience East Grinstead has to offer, this home is a rare find and not to be missed! Ideal for first-time buyers, young professionals, or anyone looking to enjoy the best of town centre living.



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Accommodation

Lower Ground Floor:

Kitchen:

11' 6" x 11' 5" (3.51m x 3.48m)

Dining Room:

8' 9" x 6' 0" (2.67m x 1.83m)

Utility Room / Lean-To

8' 9" x 5' 6" (2.67m x 1.68m)

Ground Floor:

Lounge:

11' 10" x 10' 10" (3.61m x 3.30m)

Bathroom:

9' 5" x 8' 11" (2.87m x 2.72m)

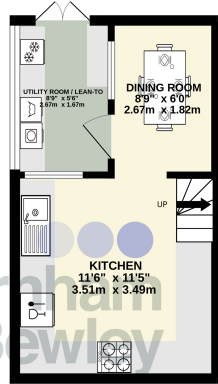
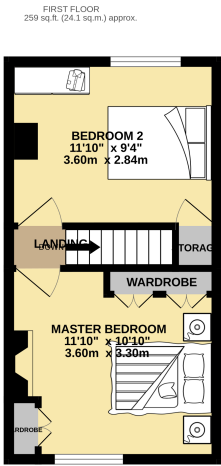
First Floor:

Master Bedroom:

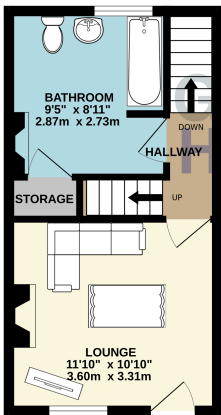
11' 10" x 10' 10" (3.61m x 3.30m)

Bedroom Two:

11' 10" x 9' 4" (3.61m x 2.84m)



LOWER GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
259 sq.ft. (24.1 sq.m.) approx.

11 SHIP STREET - FLOORPLAN

TOTAL FLOOR AREA : 751 sq.ft. (69.7 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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Nearest Stations:

East Grinstead Station (0.3 miles)

Dormans Station (2.3 miles)

Lingfield Station (3.6 miles)

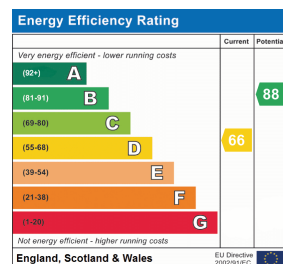
Nearest Schools:

The Meads Primary School - Ofsted: Good (0.4 miles)

St Mary's CofE Primary School - Ofsted: Good (0.7 miles)

Blackwell Primary School - Ofsted: Good (0.8 miles)

Estcots Primary School - Ofsted: Good (0.6 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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