

Guide Price

£575,000

Garnham  
H Bewley

48 Morton Road, East Grinstead



- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen and Conservatory
- Downstairs W.C.
- Family Bathroom
- Southerly Facing Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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





## 48 Morton Road, East Grinstead, West Sussex RH19 4AG

Situated in one in a desirable residential area, this extended four-bedroom detached family home offers generous living space and excellent convenience. Ideally located within walking distance of the High Street, well-regarded primary and secondary schools, and the mainline train station, this property is well-suited to a wide range of buyers. The ground floor accommodation includes: An enclosed storm porch leading into a welcoming entrance hall, a versatile gym or study with built-in storage and a front-facing window, bright and spacious formal dining room with bay window, contemporary fitted kitchen featuring ample wall and base units, sink with drainer, side access door, and a front aspect window, useful cloakroom/utility area with side window, generous open-plan living room flowing into a sun room, both enjoying views over the rear garden. On the first floor, you'll find: A well-proportioned principal bedroom offering expansive views, two double guest bedrooms, both enjoying dual aspects, fourth bedroom overlooking the garden, modern family bathroom complete with low-level WC, wash hand basin, and a bath with mixer taps and overhead shower. Externally, the property boasts a private driveway with space for multiple vehicles. The Southerly-facing rear garden offers a peaceful retreat with a raised patio area, steps down to a lawn, storage room, and gated side access on both sides.



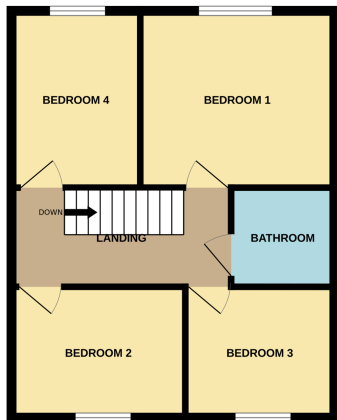
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GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.4 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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## Accommodation

### Ground Floor Entrance Hall

### Downstairs W.C.

### Kitchen

10' 5" x 7' 6" (3.17m x 2.29m)

### Dining Room

10' 10" x 8' 11" (3.30m x 2.72m)

### Lounge

19' 10" x 14' 10" (6.05m x 4.52m)

### Conservatory

11' 11" x 7' 6" (3.63m x 2.29m)

### Family Room/Gym

12' 4" x 11' 9" (3.76m x 3.58m)

### First Floor Landing

### Main Bedroom

11' 9" x 10' 8" (3.58m x 3.25m)

### Bedroom 2

10' 3" x 8' 0" (3.12m x 2.44m)

### Bedroom 3

9' 4" x 8' 1" (2.84m x 2.46m)

### Bedroom 4

10' 8" x 7' 8" (3.25m x 2.34m)

### Family Bathroom

6' 7" x 6' 2" (2.01m x 1.88m)

### Outside Garden

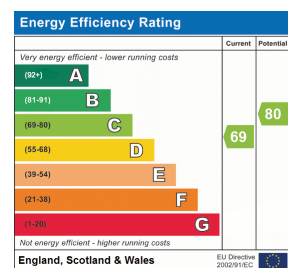
### Driveway



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