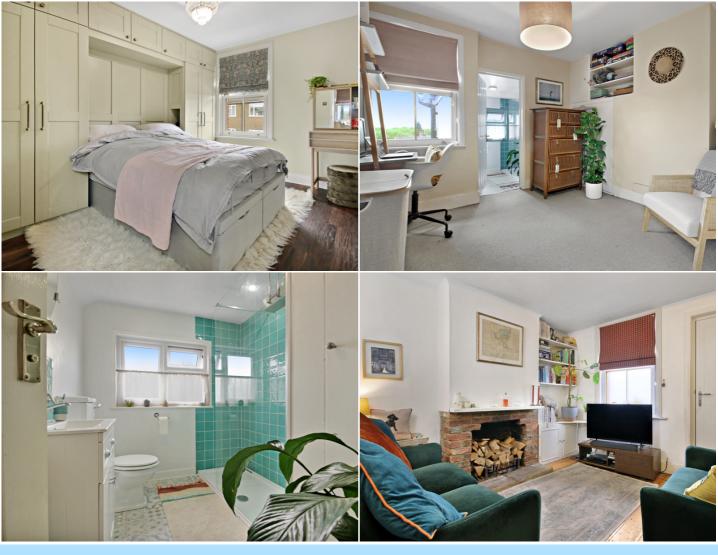
Garnham H Bewley

Lingfield Road, East Grinstead





- End Of Terrace
- Two Bedrooms
- Lounge
- Dining Room
- Family Bathroom
- Kitchen
- Stunning Garden
 - **Character Features**



4 Wells Cottages, Lingfield Road, East Grinstead, West Sussex RH19 2EQ

Garnham H Bewley are pleased to present to the market this character two bedroom end of terrace home offering period features with fireplaces and sash windows and boasts a garden with lovely views providing a great space for entertaining. The accommodation currently boasts lounge, dining room, kitchen, two bedrooms to the first floor and family bathroom accessed by the second bedroom. Internal viewings come highly recommended to fully appreciate this great example of a character two bedroom end of terrace family home.

The ground floor consists of front door into the lounge which has a feature fireplace and window to the front aspect. The dining room offers a feature fireplace, stairs leading to the first floor, window to the rear aspect and opening through to the kitchen which has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge, freezer, washing machine, slimline dishwasher, window to the rear aspect and door leading to the side.

The first floor consists of the main bedroom set to the front aspect with fitted wardrobes. Bedroom two has a window overlooking the rear aspect, fitted wardrobe, storage cupboard and access to the family bathroom which has been fitted with a double shower cubicle, wash hand basin, W.C., heated towel rail, access to the airing cupboard and window to the rear aspect.

Outside the rear garden is mainly laid to patio with a range of mature shrubs and borders and lovely views to the rear of the property. There is side access and to the front there is a small area of garden and path to the front door.

Welcome Home

Accommodation

Ground Floor Lounge 10' 7" x 10' 6" (3.23m x 3.20m)

Dining Room 11' 4" x 10' 6" (3.45m x 3.20m)

Kitchen 11' 9" x 7' 1" (3.58m x 2.16m)

First Floor Main Bedroom 10' 8" x 9' 5" (3.25m x 2.87m)

Bedroom 2 10' 6" x 8' 10" (3.20m x 2.69m)

Bathroom 8' 7" x 6' 9" (2.62m x 2.06m)

> Outside Garden



1ST FLOOR 283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 5500 sg.ft. (54.8 sg.m.) approx. White every sitempt that been made to ever the sociary of the toppin created on the measurements of door, windows, coerds and any other here are appointed and to especially is taken for any error, enessand or met-automatem. This pin is no its instative purposes of yraid shade to used as such by wy prospective partnases. The service, supters and applicances shown have not been exect and no guarantee as to the applications of partness of the partness of the partness of the partness of both the partness of the part





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