

Guide Price

£600,000

£580,000

Garnham
H Bewley

1 Lower Mere, East Grinstead



- Detached Family Home
- Four Bedrooms
- En-suite and Family Bathroom
- Lounge and Dining Room
- Utility and Downstairs W.C.
- Kitchen/Breakfast Room
- Garden
- Garage and Driveway

For further information contact Garnham H Bewley:

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



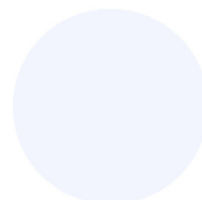
1 Lower Mere, East Grinstead, West Sussex RH19 4TB

Guide Price £580,000 - £600,000. Garnham H Bewley are pleased to present to the market this four bedroom detached family home offering spacious and versatile accommodation boasting lounge, dining room, kitchen/breakfast room, utility, downstairs W.C. four bedrooms to the first floor, en-suite, family bathroom, garage and off road parking. The property is nestled within a highly popular estate of East Grinstead offering great access for local schools and town centre. 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 W.C. The kitchen/breakfast room is set to the front aspect with a range of wall and base level units with areas of work surfaces, breakfast bar, 1 1/2 bowl sink with drainer, space for freestanding range cooker with extractor hood above, space for fridge/freezer, underfloor heating, double aspect windows and opening through to the utility which has a butler sink, space for washing machine and door leading into the garage. The lounge overlooks the garden with double French doors and there is also the dining room which is versatile in its use.

The first floor consists of landing with access to the airing cupboard, underfloor heating and window. The main bedroom is set to the front aspect with fitted wardrobe and access to the en-suite which has been fitted with shower cubicle, wash hand basin, low level W.C., heated towel rail and fully tiled walls. Bedrooms two and four both overlook the rear garden and bedroom three is set to the side aspect. The family bathroom has been fitted with a panel enclosed shower bath, wash hand basin, low level W.C., heated towel rail and fully tiled walls.

Outside the rear garden is fence enclosed with patio ideal for seating leading to a lawned garden with a range of shrubs and borders. To the side there is the driveway parking leading to the garage which comes complete with electric roll over door, light and power.



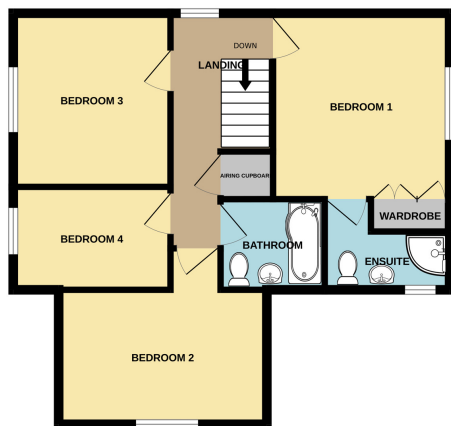
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GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



**Garnham
H B Bewley**
1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (116.9 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/Breakfast Room
17' 0" x 7' 8" (5.18m x 2.34m)

Utility
6' 5" x 5' 10" (1.96m x 1.78m)

Lounge
17' 0" x 12' 9" (5.18m x 3.89m)

Dining Room
12' 10" x 8' 3" (3.91m x 2.51m)

First Floor Landing

Main Bedroom
11' 6" x 11' 1" (3.51m x 3.38m)

En-suite
7' 7" x 3' 6" (2.31m x 1.07m)

Bedroom 2
10' 8" x 9' 8" (3.25m x 2.95m)

Bedroom 3
10' 3" x 8' 4" (3.12m x 2.54m)

Bedroom 4
9' 8" x 6' 0" (2.95m x 1.83m)

Family Bathroom
6' 6" x 5' 5" (1.98m x 1.65m)

Outside Garden

Garage
17' 3" x 7' 10" (5.26m x 2.39m)

Driveway



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(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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