

Guide Price

£465,000

Garnham
H Bewley

3 Keats Place, East Grinstead



- Semi Detached Family Home
- Three Bedrooms
- Added Conservatory / Family Room
- Garage & Driveway
- Separate Kitchen
- Generous Garden
- Close To Town & Station
- Good Condition Throughout

For further information contact Garnham H Bewley:

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



3 Keats Place, East Grinstead, West Sussex RH19 1SZ

Garnham H Bewley are delighted to present to the market this beautifully presented three bedroom, semi detached family home. Located just minutes from the main town centre and mainline train station this property comprises a large lounge/dining area, added conservatory/family room, modern fitted kitchen, three bedrooms, family bathroom, garage and driveway parking for multiple cars.

The ground floor comprises a welcoming entrance hallway which provides access to all the downstairs rooms and where there are stairs leading to the first floor. The lounge / living area is a fantastic size and stretches from the front of the property to the rear creating a bright and airy room. Towards the rear of the living area is the added conservatory/family room which can be versatile in its use as there are also double doors leading out to the rear garden. The separate kitchen is fitted with a range of wall and base level units creating ample work surface and storage and enjoys a pleasant view over the rear garden along with a door leading out the side passage.

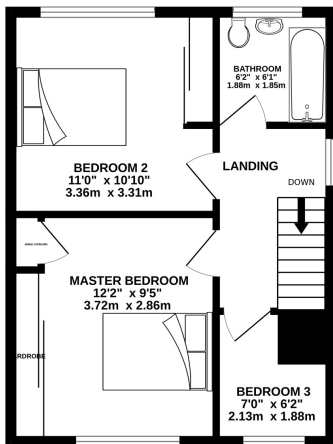
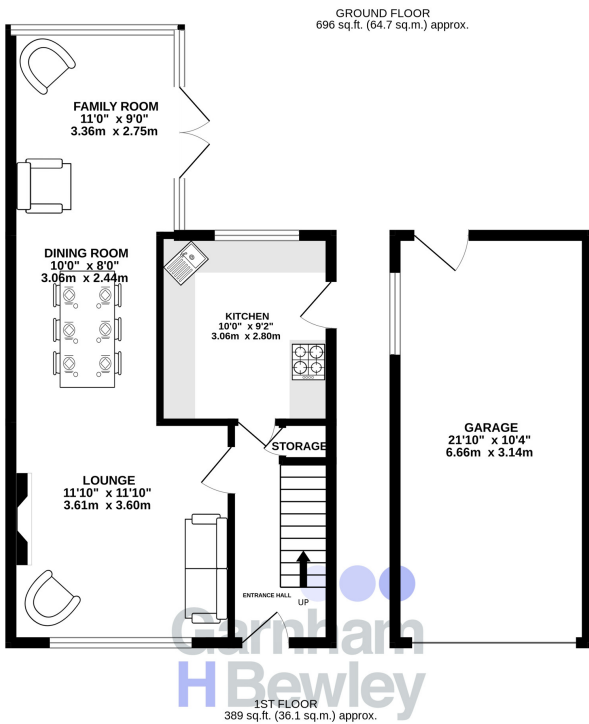
On the first floor there are three bedrooms and one bathroom. The master bedroom which is a generous size double is fitted with a range of wardrobes allowing plenty of storage and has a large window with an overlook to the front aspect. Bedroom two, another double bedroom also has a selection built in wardrobes and enjoys a view over the rear garden. Bedroom three which is a generous single/office room as a view towards the front aspect. All bedrooms are complimented by the separate family bathroom which is fitted with a panel enclosed bath with shower and shower screen, low level WC, wash hand basin, tiled walls and a privacy style window facing the rear aspect.

Outside the property enjoys a very well looked after garden with patio area leading down to section of lawn. The garden provides access to the front of the property via the side passage and also into the garage which has power. Towards the front of the property there is driveway parking for multiple cars and overall property is presented to the market in very good condition throughout.



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Accommodation



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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Ground Floor

Entrance Hallway

Lounge

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

Dining Area

10' 0" x 8' 0" (3.05m x 2.44m)

Family Room

11' 0" x 9' 0" (3.35m x 2.74m)

Kitchen

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

First Floor

Master Bedroom

12' 2" x 9' 5" (3.71m x 2.87m)

Bedroom Two

11' 0" x 10' 10" (3.35m x 3.30m)

Bedroom Three

7' 0" x 6' 2" (2.13m x 1.88m)

Bathroom

6' 2" x 6' 1" (1.88m x 1.85m)

Outside

Rear Garden

Garage

21' 10" x 10' 4" (6.65m x 3.15m)

Driveway Parking

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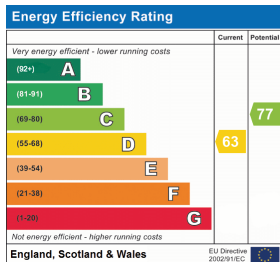


NEAREST STATIONS

East Grinstead Station - 0.2 miles

Dormans Station - 2.3 miles

Lingfield Station - 3.6 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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