

Guide Price

£420,000

£400,000

Garnham  
H Bewley

14 Heathcote Drive, East Grinstead



- Three Bedroomed Semi - Detached
- Spacious Living Room
- Fitted Kitchen
- Shower Room
- Front and Rear Gardens
- Driveway Parking
- Great Location For Town Centre and Railway Station

For further information contact Garnham H Bewley:

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



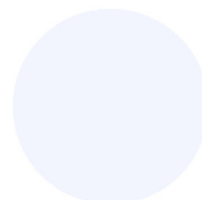
## 14 Heathcote Drive, East Grinstead, West Sussex RH19 1LX

Guide Price £400,000 - £420,000. Garnham H Bewley are delighted to offer for sale this great opportunity to purchase a three bedroomed semi-detached bungalow located on the ever popular Imberhorne estate located within close proximity of East Grinstead town centre and mainline railway station. The property is offered with no onward chain.

The accommodation consists of the reception hall with has doors to all rooms and loft access. The spacious lounge is situated to the rear of the property and has a large bay window overlooking the private rear garden, built in fire and wall lights. The kitchen is fitted in a range of wall and base level units with area of work surfaces, inset sink / drainer with mixer tap, built-in oven with four ring hob and cooker hood above, space for fridge / freezer and washing machine, wall mounted boiler, part tiled walls and a window to the side and rear and a door to the garden.

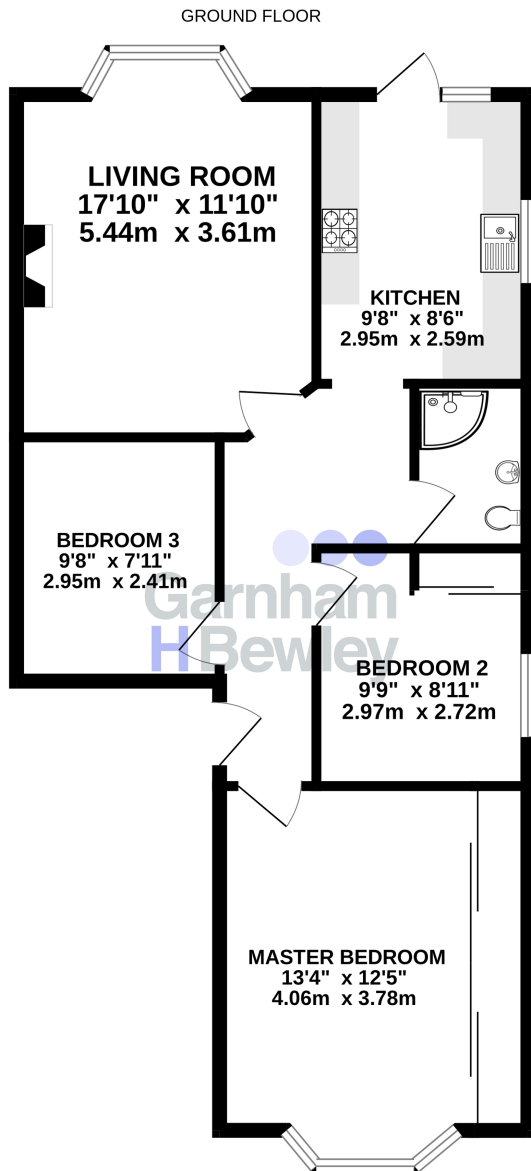
The master bedroom is situated to the front of the property and has a large bay window providing plenty of light and fitted wardrobes providing plenty of hanging and storage space. Bedroom two also has the benefit of fitted wardrobes and bedroom three sits opposite. There is a shower room which could also be a bathroom.

Outside, to the front is a well established garden with driveway parking and a detached garage. The rear garden is mainly laid to lawn with a patio area offering great privacy. The property is within walking distance of a parade of shops, bus links and popular primary and secondary schools.



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## Entrance Hall

## Living Room

17' 10" x 11' 10" (5.44m x 3.61m)

## Kitchen

8' 6" x 9' 8" (2.59m x 2.95m)

## Master Bedroom

13' 4" x 12' 5" (4.06m x 3.78m)

## Bedroom 2

8' 11" x 9' 9" (2.72m x 2.97m)

## Bedroom 3

7' 11" x 9' 8" (2.41m x 2.95m)

## Family Shower Room

8' 0" x 5' 4" (2.44m x 1.63m)

## Driveway

## Garage

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 RAILWAY STATIONS

East Grinstead Station

0.4 miles

Dormans Station

2.0 miles

Lingfield Station

3.3 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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