

Guide Price

£500,000

Garnham  
H Bewley

8 Felbridge Close, East Grinstead



- Fabulous Three Bedroom Home
- Impressive Kitchen/Breakfast Room
- Downstairs Shower Room
- Study/Guest Bedroom
- Refitted Bathroom
- Utility
- Large Rear Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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



## 8 Felbridge Close, East Grinstead, West Sussex RH19 2BN

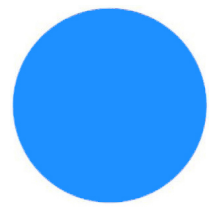
Garnham H Bewley are delighted to offer for sale this stunning three bedroomed semi-detached family home which has recently undergone complete modernisation including new flooring, new double glazing, new roof and is now a fabulous home ready to move straight into. The property has the luxury of a well established generous sized rear garden offering create privacy.

The ground floor accommodation consists of an inviting reception hall with stairs to the first floor landing, Karndean flooring which continues into the kitchen/breakfast room, under stairs storage and a door to the lounge. The large lounge enjoys a feature bay window to front aspect providing plenty of light, feature fireplace, solid oak and glazed tri-folding doors to the kitchen/breakfast room, new flooring and plenty of space for living room furniture. The refitted kitchen/breakfast room consists of a comprehensive range of wall and base level units with area of granite work surfaces, inset sink with mixer tap, double Neff oven, gas hob with ceiling hung cooker hood, integrated dishwasher, under unit lighting, inset ceiling lighting, Karndean flooring, window to the rear aspect overlooking the attractive rear garden and French doors to the patio. Off the kitchen is a useful utility with a door leading to a refitted downstairs shower room, study area/guest room, door to garage storage and access to the rear garden.

The first floor accommodation consists of three good sized bedrooms of which the master bedroom and bedroom two both have the benefit of double built-in wardrobes and bedroom three has a single storage cupboard over the stairs. The three bedrooms are complimented by the refitted family bathroom fitted with a P shaped panelled enclosed bath with chrome shower over, glass shower screen, vanity style wash hand basin with storage under and mixer tap, shaver point, mirror with lighting, low-level WC, chrome heated towel rail, stylish tiling and a window to the rear aspect.

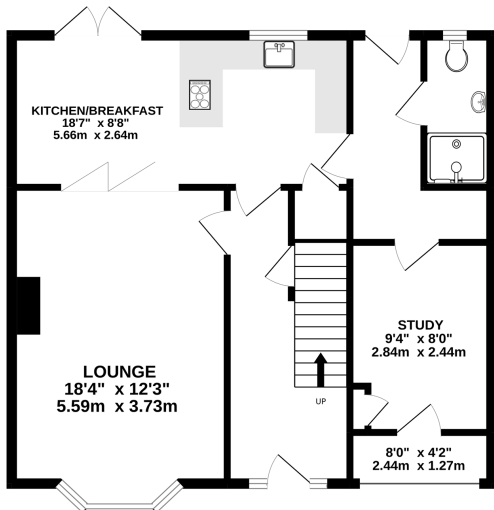
Outside, to the front aspect is driveway parking and garage storage. There is an expanse of lawn with mature shrubs and flowering plants. The stunning rear garden is a fantastic size with several seating areas and is Predominantly laid to lawn with mature shrubs, greenhouse, great privacy and plenty of space for all the family to enjoy.

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Welcome Home





# Accommodation

## Entrance Hall

16' 5" x 5' 9" (5.00m x 1.75m)

## Lounge

18' 4" x 12' 3" (5.59m x 3.73m)

## Kitchen/Breakfast Room

18' 7" x 8' 8" (5.66m x 2.64m)

## Study/Guest Room

9' 4" x 8' 0" (2.84m x 2.44m)

## Utility

## Shower Room

## First Floor

## Master Bedroom

11' 5" x 8' 7" (3.48m x 2.62m)

## Bedroom 2

11' 8" x 9' 7" (3.56m x 2.92m)

## Bedroom 3

8' 8" x 8' 7" (2.64m x 2.62m)

## Family Bathroom

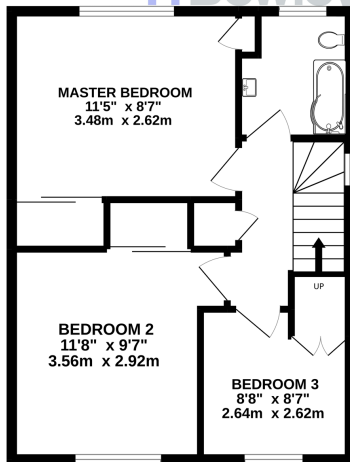
## Driveway

## Garage Storage

## Rear Garden

1ST FLOOR

**Garnham  
H Bewley**



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

0.75 miles

Dormans Station

1.7 miles

Lingfield Station

2.8 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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