

OIRO

£785,000

Garnham  
H Bewley

19 Harvest Hill, East Grinstead



- Detached Family Home
- Five Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Open Plan Kitchen / Diner
- Large Corner Plot Garden
- Double Integral Garage
- Close To Town & Station

For further information contact Garnham H Bewley:

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



## 19 Harvest Hill, East Grinstead, West Sussex RH19 4BU

Garnham H Bewley are delighted to present to the market this extended and substantial five bedroom detached family home. Located just a few minutes from East Grinstead's main town centre, train station and local schools. This family home offers five bedrooms, two bathrooms, three reception rooms, large corner plot garden, double garage and driveway for multiple cars.

The ground floor offers a welcoming entrance hallway where there are stairs to the first floor and doors to most of the downstairs rooms. The main lounge living area is a fantastic size with a large window facing the front aspect and an extension to the rear, allowing an open plan arrangement through to a large dining area. The lounge conveniently provides access through to the extended kitchen/diner and the extended dining area has access through to a storage/boot room. The extended kitchen/diner is a great size with the kitchen benefiting from a range of wall and base level units, creating ample workspace and storage. Within the extended kitchen is access outside to the spacious patio / decking area. Towards the front of the property is a separate office/family room which can be versatile in its use due to its size. Also on the ground floor and accessed via the storage/boot room is the double integral garage.

On the first floor there are five bedrooms and two bathrooms. The master bedroom which is generous size benefits from a large selection of built-in wardrobes and has a view over the front aspect. Bedroom two which is another generous double has fitted wardrobes and a view over the rear garden. Bedroom three and four are both currently being used as double bedrooms with bedroom three benefiting from a double aspect view to the side and rear of the property. Bedroom four enjoys a bright outlook towards the front. Bedroom five also enjoys a view to the front aspect and is an ideal size to be a further office/single room. All bedrooms are complimented by the separate family bathroom which is fitted with a panel enclosed bath with shower and shower screen, wash hand basin, low-level WC and privacy style window facing the rear garden. Also on the first floor is a separate shower room which is fully tiled and has a privacy style window also out towards the rear aspect.

Outside the property enjoys a large corner plot style garden with a large patio/decking area accessible via the kitchen / diner and a large expanse of lawn which enjoys a range of mature shrubs and hedges. There are a number of designated seating areas within the garden which are perfectly designed for all the family to enjoy. Towards the front of the property there are two separate driveways providing space for multiple vehicles, double garage and side access.



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# Accommodation

## Ground Floor

### Entrance Hallway

### Lounge

18' 11" x 16' 7" (5.77m x 5.05m)

### Dining Room

12' 0" x 8' 0" (3.66m x 2.44m)

### Kitchen / Diner

24' 11" x 10' 7" (7.59m x 3.23m)

### Family Room / Study

15' 0" x 9' 6" (4.57m x 2.90m)

### Downstairs WC

## First Floor

### Master Bedroom

14' 0" x 10' 0" (4.27m x 3.05m)

### Bedroom Two

14' 0" x 9' 9" (4.27m x 2.97m)

### Bedroom Three

12' 8" x 9' 0" (3.86m x 2.74m)

### Bedroom Four

13' 0" x 8' 2" (3.96m x 2.49m)

### Bathroom

### Shower Room

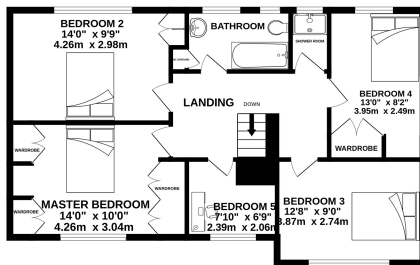
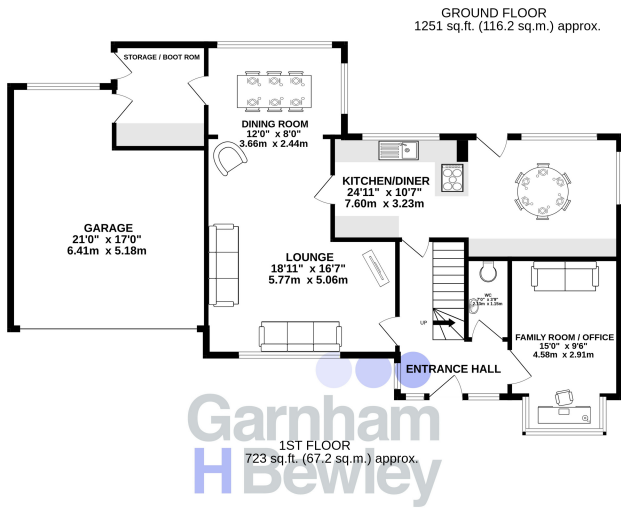
### Outside

### Front & Rear Garden

### Double Garage

21' 0" x 17' 0" (6.40m x 5.18m)

### Driveway



TOTAL FLOOR AREA: 1974 sq.ft. (183.4 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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## NEAREST STATIONS

East Grinstead Station - 0.4 miles

Dormans Station - 2.5 miles

Lingfield Station - 3.8 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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