

Guide Price

£385,000

£375,000

Garnham
H Bewley

48 Fairfield Road, East Grinstead



- Deceptively Spacious Terraced Home
- Three Double Bedrooms
- Kitchen
- Lounge Backing onto the Garden
- Family Bathroom
- Garden Backing onto Woodlands
- Garage En-bloc
- Tucked Away Location

For further information contact Garnham H Bewley:

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



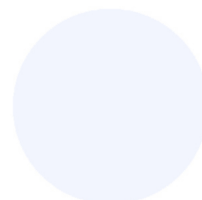
48 Fairfield Road, East Grinstead, West Sussex RH19 4HB

Garnham H Bewley are delighted to offer for sale this deceptively spacious three double bedroom, mid terrace family home enjoying a southerly aspect and backing onto light woodlands. The property has been presented in our opinion to great standard and the accommodation boasts lounge with large French doors onto the garden, kitchen, downstairs W.C., three double bedrooms, family bathroom and garage en-bloc which is on a separate lease. The property is within close proximity of East Grinstead town centre, Estcots Primary School and Sackville Secondary School. Internal viewings come highly recommended to fully appreciate this great sized family home.

The ground floor accommodation consists of front door to the entrance hall with access to the cloakroom, stairs to the lower ground and first floor and a door to the kitchen/breakfast room. The kitchen/breakfast room has been fitted in a comprehensive range of wall and base level units with areas of work surface, one and a half bowl sink/drainer, integrated oven, electric hob with extractor hood above, wine cooler, space for fridge/freezer, integrated washing machine, dishwasher and a window to the front aspect. There is a short flight of stairs to the lower ground floor which offers a spacious lounge enjoying a beautiful outlook over the rear garden and beyond.

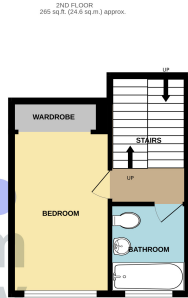
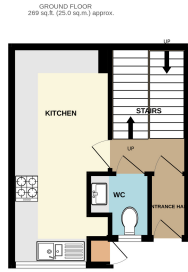
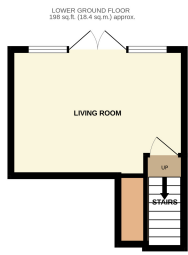
The first floor consists of bedroom two which has built in storage and a large window to the rear aspect providing plenty of light. There is another short flight of stairs leading to the upper floor which consists of the third bedroom benefitting from a recess for wardrobe and a window to the front aspect. There is also the family bathroom fitted with a panel enclosed bath with shower above and glass screen, wash hand basin, low level W.C, heated towel rail and a window to the front aspect. The Top floor accommodation consists of the generous sized master bedroom which has built in wardrobes and a window to the rear aspect enjoying a lovely view. There is a large storage cupboard accessed off of the flight of stairs leading to the master bedroom.

Outside the property the rear garden enjoys a southerly aspect with a generous size patio with a range of mature shrubs and borders. The garden is mainly fenced enclosed and backs onto woodland. To the front there is a small area of shingle with shrubs and a path leading to the front door. There is also the added benefit of garage en-bloc on a separate lease.



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Accommodation



Lower Ground Floor Lounge

14' 11" x 14' 11" (4.55m x 4.55m)

Ground Floor Entrance Hall

Downstairs W.C.

Kitchen

18' 4" x 8' 8" (5.59m x 2.64m)

First Floor Bedroom 2

14' 11" x 10' 10" (4.55m x 3.30m)

Second Floor

Bedroom 3

13' 11" x 8' 7" (4.24m x 2.62m)

Family Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Third Floor Main Bedroom

14' 11" x 10' 11" (4.55m x 3.33m)

Outside Garden

Garage En-bloc

TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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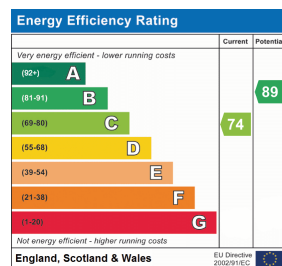


NEAREST STATIONS

East Grinstead Station - 0.7 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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