

£465,000

Price

Garnham
HBewley

Bluebell Lane, Sharpthorne

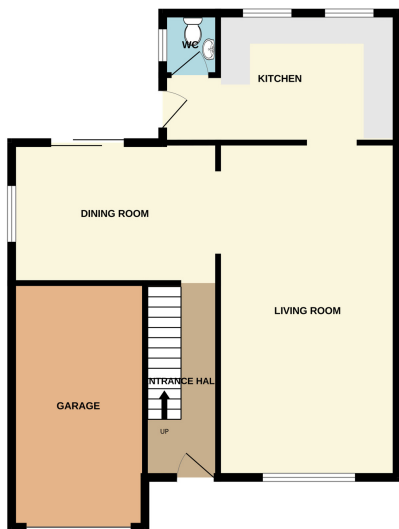


- Extended End of Terrace House
- Four Bedrooms
- En-suite and Shower Room
- Living Room with Feature fireplace
- Kitchen and Dining Room
- Downstairs W.C.
- Garage and Driveway Parking
- No Onwards Chain

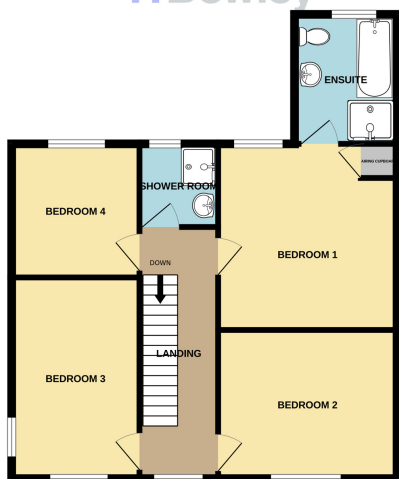
For further information contact Garnham H Bewley:

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

GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.



**Garnham
H Bewley**
1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1420 sq.ft. (131.9 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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Accommodation

Ground Floor Entrance Hall

Living Room

22' 9" x 12' 2" (6.93m x 3.71m)

Dining Room

14' 0" x 9' 7" (4.27m x 2.92m)

Kitchen

12' 6" x 8' 10" (3.81m x 2.69m)

Downstairs W.C.

First Floor Landing

Main Bedroom

12' 2" x 12' 2" (3.71m x 3.71m)

En-suite

8' 10" x 6' 11" (2.69m x 2.11m)

Bedroom 2

12' 2" x 10' 1" (3.71m x 3.07m)

Bedroom 3

13' 6" x 7' 10" (4.11m x 2.39m)

Bedroom 4

8' 8" x 7' 10" (2.64m x 2.39m)

Shower Room

5' 10" x 5' 3" (1.78m x 1.60m)

Outside Garden

Garage

16' 7" x 9' 0" (5.05m x 2.74m)

Driveway

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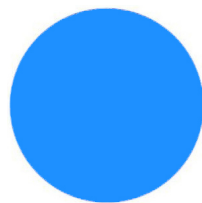
1 Sussex Cottages, Bluebell Lane, Sharpthorne, West Sussex RH19 4PF

Garnham H Bewley are pleased to present to the market this extended four bedroom end of terrace family home offering ample living space and situated within the ever popular village of Sharpthorne. This is the first time in many years the property has been on the market and is ideal for someone looking to put their own stamp on a family home. The accommodation currently boasts living room with feature log burning stove, dining room room with French doors onto the patio, kitchen with access through to the downstairs W.C., four bedrooms to the first floor, en-suite to the master bedroom, shower room, garage and driveway parking. Outside the garden is tiered providing various areas for entertaining. The property is ideally located to take advantage of the village's amenities, schools and local countryside walks. The property is offered with no onwads chain and Internal viewings comes highly recommended to fully appreciate this great example of a end of terrace family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor. The living room is set to the front aspect with log burning stove and open plan to the dining room with French doors leading onto the garden. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, electric hob with extractor hood above, space for fridge/freezer, washing machine, two windows to the rear aspect door to the garden and access to the downstairs W.C.

The first floor consists of landing, main bedroom and bedroom four overlook the rear aspect and the main bedroom has access to the en-suite which has been fitted with a panel enclosed bath with mixer taps, shower cubicle, wash hand basin, low level W.C., radiator and window window to the rear aspect. Bedrooms two and three are both set to the front aspect. There is also the shower room which has been fitted with shower cubicle, wash hand basin, fully tiled walls and window to the rear aspect.

Outside the rear garden has a patio area with steps down to a mature garden with a range of shrubs and borders. There is side access to the property and to the front there is driveway parking leading to the garage.



Welcome
Home

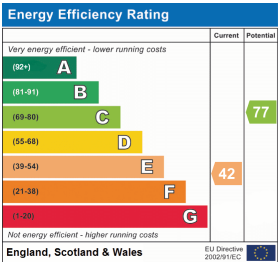


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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification 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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