

Price:

£420,000

3 Mortain Road, Felbridge, East Grinstead



- Stylish, Newly-Built Home
- Two Large Double Bedrooms
- Contemporary Open-Plan Kitchen / Living Space
- Tastefully Fitted Upstairs Bathroom & WC
- Private Rear Garden
- Two Allocated Parking Spaces to the Rear
- Remaining Building Warranty
- Onward Chain Already Agreed

For further information contact Garnham H Bewley:

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



3 Mortain Road, Felbridge, East Grinstead, West Sussex RH19 2SR

Stunning Two Bedroom End-Terrace Home – Built in 2022 by Elivia Homes

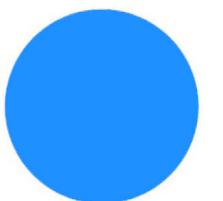
Presented in near show-home condition, this beautifully appointed two-bedroom end-terrace property offers modern living in the desirable village of Felbridge. Built by Elivia Homes in 2022, the property benefits from the remainder of its 10-year building warranty, giving peace of mind for years to come. Upon entering, a welcoming entrance hall provides space for coats and shoes, with a convenient downstairs WC to the right. The ground floor is designed for modern open-plan living, flowing seamlessly from front to back.

At the front, the stylish kitchen is fitted with contemporary units and a full range of integrated appliances, including a fridge/freezer, dishwasher, washing machine, induction hob with extractor, and electric oven. The bright and spacious lounge occupies the rear of the home and offers an ideal space to relax or entertain, featuring double doors leading out to the garden. Two generous storage cupboards provide practical convenience.

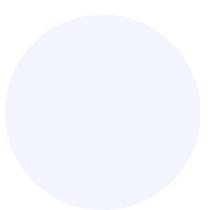
Upstairs, there are two double bedrooms. The principal bedroom benefits from fitted wardrobes, while the second bedroom offers ample space for freestanding furniture. The elegant bathroom is finished to a high standard and includes a window to the side for natural light. A gas combination boiler, neatly concealed in a cupboard above the stairwell, provides efficient heating and hot water throughout the home.

The rear garden is of a good size, mainly laid to lawn with a patio area perfect for outdoor dining, and also features a useful garden shed. The property comes with two allocated parking spaces located to the rear and there are additional parking spaces on the estate for visitors.

Situated in Felbridge, this home enjoys the charm of village living with access to scenic countryside walks, a village store, and other local amenities. The area is also served by an excellent primary school, making it ideal for couples, professionals, or young families alike.



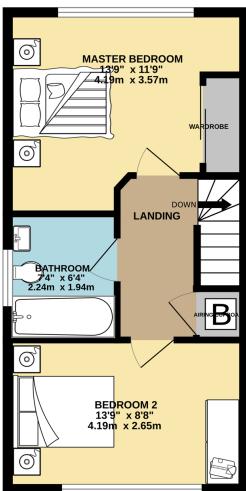
Welcome
Home



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1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



Accommodation

Ground Floor: Entrance Hall:

5' 10" x 3' 7" (1.78m x 1.09m)

WC:

5' 10" x 3' 2" (1.78m x 0.97m)

Open-Plan Kitchen / Living Space:

27' 9" x 13' 9" (8.46m x 4.19m)

First Floor:

Master Bedroom:

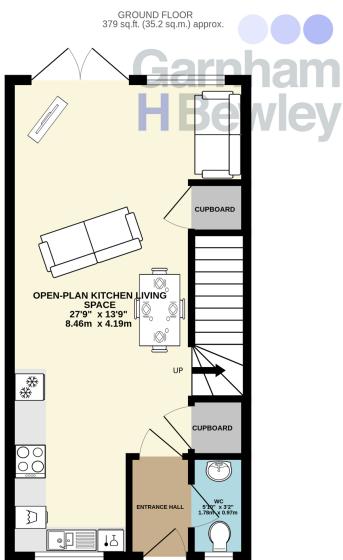
11' 9" x 13' 9" (3.58m x 4.19m)

Bedroom Two:

13' 9" x 8' 8" (4.19m x 2.64m)

Bathroom:

7' 4" x 6' 4" (2.24m x 1.93m)



3 MORTAIN ROAD - FLOORPLAN

TOTAL FLOOR AREA: 759 sq.ft. (70.5 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 working order can therefore be given.

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Nearest Stations:

East Grinstead Station (1.5 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.1 miles)

Nearest Schools:

Felbridge Primary School (0.1 miles)

Imberhorne School (0.6 miles)

Halsford Park Primary School - Ofsted: Good (0.9 miles)

St Peter's Catholic Primary School (1.0 miles)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2012/27/EC

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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