

Guide Price
£575,000

£550,000

Garnham
H Bewley

10 Fulmar Drive, East Grinstead



- Four Bedroom Detached Family Home
- Downstairs Cloakroom
- Spacious Lounge / Diner
- Fitted Kitchen
- Sun Room
- Generous Corner Plot
- Driveway & Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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



10 Fulmar Drive, East Grinstead, West Sussex RH19 3XL

Guide price £575,000 - £600,000. Garnham H Bewley are delighted to offer for sale this spacious four bedroomed detached family home occupying a generous sized corner plot offered to the market with no onward chain.

The ground floor accommodation consists of entrance hall with two sets of stairs to the lower ground and first floor, door to the integral garage and a door to bedroom three. The lower ground floor enjoys a spacious lounge / dining room with double aspect windows providing plenty of light with doors onto the sun room, feature fireplace and plenty of room for furniture. The kitchen is fitted in a comprehensive range of wall and base level units with area of work surfaces, inset sink/drain, built in oven, dishwasher and four ring hob, space for kitchen appliances, part tiled walls, a window to the rear aspect enjoying an outlook over the garden and a door to the side terrace which has plenty of space to extend subject to planning permission if one wished. There is a refitted downstairs W.C on the lower ground floor.

The first floor accommodation consists of the master bedroom which has a range of fitted bedroom furniture providing plenty of hanging and storage space, French doors leading into a balcony and a window to the rear providing a wonderful outlook over woodland. Bedroom two and bedroom four also enjoy a southerly aspect over the rear garden and beyond and have double fitted wardrobes. The family bathroom is fitted with a tiled enclosed jacuzzi bath, low level W.C, wash hand basin, part tiled walls and a window to the side aspect.

Outside. To the front is a large expanse of lawn which wraps round to the side of the property with established shrubs and trees. There is ample driveway parking and a large garage with an electric door. The rear garden is beautifully landscaped and enjoys a feature pond, expanse of lawn, mature shrubs and plenty of space to either side of the property. There are also garden sheds which will remain. The property is superbly located for popular primary and secondary school, East Court playing fields and East Grinstead town centre.



Welcome
Home

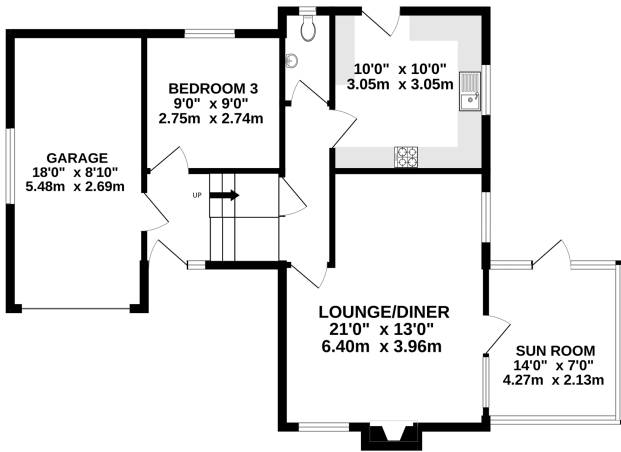


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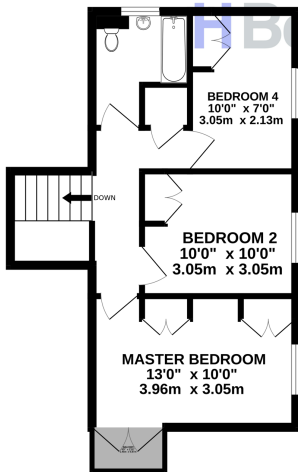
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Accommodation

GROUND FLOOR



1ST FLOOR



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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Entrance Hall

Bedroom 3

9' 0" x 9' 0" (2.74m x 2.74m)

Integral Garage

8' 10" x 18' 0" (2.69m x 5.49m)

Lower Ground Floor

Separate W.C.

Lounge / Dining Room

21' 0" x 13' 0" (6.40m x 3.96m)

Sun Room

14' 0" x 7' 0" (4.27m x 2.13m)

Kitchen

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

First Floor

Master Bedroom

13' 0" x 10' 0" (3.96m x 3.05m)

Bedroom 2

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

Bedroom 4

10' 0" x 7' 0" (3.05m x 2.13m)

Family Bathroom



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NEAREST RAILWAY STATIONS
East Grinstead Station 1.3 miles
Dormans Station 1.4 miles
Lingfield Station 2.8 miles

East Grinstead
01342 410227

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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