

Price:

£540,000

4 Wallis Mews, East Grinstead



- Semi Detached Family Home
- Three Double Bedrooms
- Three Bathrooms
- Spacious Lounge / Living Area
- Open Plan Kitchen / Diner
- Parking For Two Cars
- Rear & Side Gardens
- Close To Both Town & Schools

For further information contact Garnham H Bewley:

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



## 4 Wallis Mews, East Grinstead, West Sussex RH19 3ZQ

Garnham H Bewley are delighted to present to the market this beautifully presented, three double bedroom semi-detached family home. Located just a short walk from the main High Street, mainline station and local schools this property boasts spacious accommodation, three double bedrooms, three bathrooms, side and rear gardens and driveway parking for two cars.

The ground floor comprises a welcoming entrance hallway which provides access to most of the downstairs rooms, large storage cupboard, downstairs WC and stairs leading to the first floor. The main lounge / living area is a fantastic size and is located towards the rear of the property providing access to the rear garden. The main lounge also benefits from a large storage cupboard and large Windows overlooking the rear garden. The open plan kitchen / diner is a generous size with window facing the front aspect. The kitchen itself is fitted with a range of wall and base level units creating ample storage and solid work surface with a selection of integrated appliances.

On the first floor there are two double bedrooms and two bathrooms. Bedroom two which is a generous size double has two large windows overlooking the rear garden, built in double wardrobes and access to the en-suite shower room. Bedroom three which is also a generous double has two large windows facing the front aspect and benefits from double wardrobes and large storage cupboard. The main family bathroom which can also be found on the first floor is fitted with a panel enclosed bath, low level WC, wash hand basin, heated towel rail and fully tiled walls. There is also a large airing cupboard ideal for additional storage.

The master suite can be found on the second floor and is designed to provide plenty of space for a range of bedroom style furniture. The master bedroom has a large window facing the front aspect, large storage cupboard, walk-in dressing area with double wardrobes and an en suite shower room with Velux window to the rear aspect.

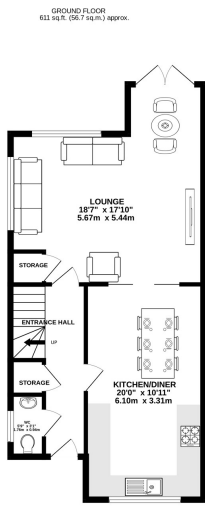
Outside the property benefits from a spacious rear and side garden with a patio area accessible via the lounge. The garden is fence enclosed and provides side access leading to the front where there are two allocated parking spaces. Overall the property is presented to the market in excellent condition throughout and is located just a few minutes walk from the main town centre, mainline train station and local primary and secondary schools.



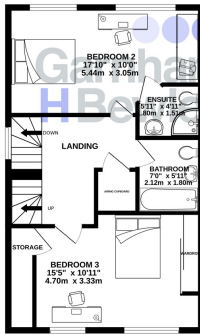
For further information contact Garnham H Bewley:

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

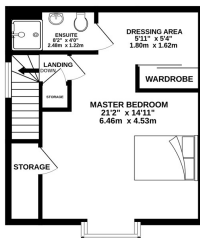
# Accommodation



1ST FLOOR  
532 sq ft. (49.4 sq.m.) approx.



2ND FLOOR  
367 sq ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 1500 sq.ft. (139.4 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.  
Made with Metropix 62023

## Ground Floor

### Entrance Hallway

#### Lounge

18' 7" x 17' 10" (5.66m x 5.44m)

#### Kitchen / Diner

20' 0" x 10' 11" (6.10m x 3.33m)

#### Downstairs WC

5' 9" x 3' 1" (1.75m x 0.94m)

#### Two Storage Cupboards

## First Floor

### Bedroom Two

17' 10" x 10' 0" (5.44m x 3.05m)

#### Ensuite

5' 11" x 4' 11" (1.80m x 1.50m)

### Bedroom Three

15' 5" x 10' 11" (4.70m x 3.33m)

#### Bathroom

7' 0" x 5' 11" (2.13m x 1.80m)

#### Airing Cupboard

## Second Floor

### Master Bedroom

21' 2" x 14' 11" (6.45m x 4.55m)

#### Dressing Area

5' 11" x 5' 4" (1.80m x 1.63m)

#### Ensuite

8' 2" x 4' 0" (2.49m x 1.22m)

#### Outside

#### Rear & Side Gardens

#### Driveway Parking For Two Cars



For further information contact Gamham H Bewley:

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



## NEAREST STATIONS

East Grinstead Station - 0.5 miles

Dormans Station - 2.1 miles

Lingfield Station - 3.4 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

For further information contact Garnham H Bewley:

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