



Connells

Station Road
Sharpthorne East Grinstead

Long Meadow Station Road Sharpthorne East Grinstead RH19 4NY

for sale guide price
£500,000



Property Description

Connells are delighted to offer to the market this detached bungalow set within the popular village of Sharpthorne. On entering the property, you are immediately met by an entrance porch that leads directly into the property's hallway where there are stairs to the first floor. Located at the front of the property is a spacious lounge with feature bay window. Located at the rear of the property is the kitchen/diner that benefits from work top and storage space. There is also a range of appliances including an integrated oven and hob. There is also space for a dishwasher and fridge freezer. From this room there is direct access outside to the patio area and access leading down to the basement/utility room which has the benefit of direct access leading out to the rear garden. Further accommodation on the ground floor comprises of three very well proportioned bedrooms all with fitted wardrobes and unit. There is also a family bathroom with both bath and shower facilities. On the first floor there are two further rooms in the loft space that the current owners are using as bedrooms.

Parking is provided to the front of the property via driveway leading to a single garage with an electric door. The rear garden is north east facing and is generous in size. It is predominantly laid to lawn with a wide range of mature shrubs and plants, established apple, pear and plum trees, and a large raised seating area that provides plenty of storage beneath.

Auctioneer's Comments

This property is offered through Modern

Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Front

Paved driveway, leading to.

Entrance Porch

Frosted double glazed entrance hall.

Entrance Hall

Double radiator laminated flooring, storage cupboard.

Lounge

12' x 17' 7" (3.66m x 5.36m)

Double glazed window to the front, single radiator, double radiator, coving, modern feature fire place, carpet as laid.

Kitchen

12' 2" x 14' 2" (3.71m x 4.32m)

Double glazed doors to the terrace, double glazed window to the rear, double glazed window to the side, matching wall and base units with work tops over, space for a dishwasher, American fridge freezer, integral oven, hob and extractor fan, laminated flooring.

Inner Lobby

Doors to the basement, double glazed window to the side, double glazed door to the front.

Basement /utility Room

10' 2" x 12' 7" (3.10m x 3.84m)

Door to the garden, space for a washing machine, storage area.

Bathroom

5' 5" x 8' 2" (1.65m x 2.49m)

Two frosted double glazed windows to the side, three piece suite comprising of a panelled bath with shower, low level flush wc,

vanity unit with wash hand basin, stainless steel heated towel rail, tiled walls, tiled flooring.

First Floor Landing

Velux window to the side, laminated flooring.

Master Bedroom

10' 3" x 11' 3" (3.12m x 3.43m)

Double glazed window to the rear over looking the garden, wall to wall mirror fitted wardrobes, double radiator, carpet as laid.

Bedroom Two

8' 2" x 12' 7" (2.49m x 3.84m)

Double glazed window to the front, radiator, fitted wardrobes, vinyl flooring.

Bedroom Three

8' 2" x 8' 8" (2.49m x 2.64m)

Double glazed window to the side, radiator, laminated flooring.

Loft Room One

8' 10" x 15' 6" (2.69m x 4.72m)

Velux window to the rear, double radiator, laminated flooring.

Loft Room Two

9' 5" x 15' 4" (2.87m x 4.67m)

Velux window to the front, radiator, carpet as laid.

Rear Garden

Raised terrace with steps to the garden, mainly laid to lawn with mature shrub boarders and apple, pear and plum tree.

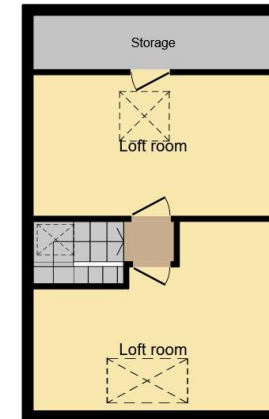
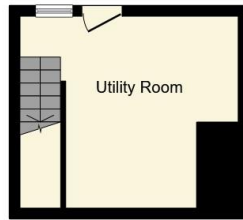
Garage

Electric door to the front, double doors to the garden.









Lower Ground Floor

Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: F

Tenure: Freehold

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