

£339,950

29 Halsford Park Road, East Grinstead



- Extended Maisonette
- Two Double Bedrooms
- Kitchen/Dining Room
- Lounge
- Study
- Garden
- Off Road Parking
- No Onwards Chain

For further information contact Garnham H Bewley:

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



29 Halsford Park Road, East Grinstead, West Sussex RH19 1PP

Garnham H Bewley are pleased to present to the market this extended two double bedroom ground floor maisonette offering ample living accommodation and ideally situated for local schools and East Grinstead train station. The accommodation boasts an extended kitchen and dining room (with French doors leading onto the garden), lounge, versatile study, bathroom and two double bedrooms to the front aspect. There is ample off road parking to the front. The property is offered to the market with no onwards chain and internal viewings come highly recommended to fully appreciate this great example of an extended two double bedroom maisonette.

The ground floor consists of front door into entrance hall with access to two storage cupboards. The kitchen is set to the rear of the property and has been fitted with an extensive range of wall and base level units and work surfaces, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge/freezer, washing machine and dishwasher. Window and door to the rear aspect and open plan to the dining room which has French doors leading onto the garden. The lounge can be accessed by the entrance hall and is also open plan to the dining room. The main bedroom and bedroom two are set to the front aspect with large windows and there is also the added bonus of a study room which is versatile in its use. The bathroom has been fitted with a panel enclosed bath with mixer taps, separate shower cubicle with electric power shower, wash hand basin, low level W.C., fully tiled walls and windows to the rear and side aspect.

Outside the rear garden is wall and trellis enclosed and laid to patio providing a great space for entertaining and there is also side access. To the front there is ample off road parking.

Lease 87 years remaining

Ground Rent £200 p/a



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Accommodation

GROUND FLOOR
934 sq.ft. (86.7 sq.m.) approx.



Ground Floor Entrance Hall

Kitchen

12' 0" x 9' 1" (3.66m x 2.77m)

Dining Room

10' 5" x 9' 0" (3.17m x 2.74m)

Lounge

13' 11" x 11' 10" (4.24m x 3.61m)

Study

9' 7" x 5' 4" (2.92m x 1.63m)

Bedroom 1

14' 6" x 11' 10" (4.42m x 3.61m)

Bedroom 2

12' 11" x 11' 3" (3.94m x 3.43m)

Bathroom

9' 5" x 6' 0" (2.87m x 1.83m)

Outside Garden

Off Road Parking

TOTAL FLOOR AREA: 934 sq.ft. (86.7 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 misstatement. 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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