

£375,000

28 De la Warr Road, East Grinstead



- Semi Detached Character Home
- Three Bedrooms
- Lounge with Log Burner
- Dining Room
- Kitchen
- Family Bathroom
- Garden

For further information contact Garnham H Bewley:

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## 28 De la Warr Road, East Grinstead, West Sussex RH19 3BP

Garnham H Bewley are delighted to present to the market this three bedroom family home, conveniently located just a stone's throw away from East Grinstead's historic High Street and within walking distance to the Town's mainline railway station.

This stunning semi-detached property has a great deal of character but also being ideal for someone looking to put their own stamp on a family home.

The Living Room sits to the front of the property; it has a large bay window and has very cosy feel, as the fireplace is fitted with a wood log-burner. The Dining Room is bright and airy and is set towards the rear of the house, it has windows to the side and rear aspect allowing for natural light to flood through. There is a large understairs cupboard located in the dining room and is also open plan to the kitchen. The kitchen sits at the back of the property and has a side door leading out to the rear garden along with windows overlooking it. The kitchen comes fitted with a range of base and eye-level units, sink with drainer, space for washing machine and fridge/freezer, integrated oven, gas hob with extractor hood above.

Upstairs, the Master Bedroom overlooks the front of the property and enjoys the same bay window as its downstairs counterpart, there is room for a Super-king bed and space for wardrobes either side of the fireplace. There is also a cupboard which sits above the staircase. There are two additional bedrooms, a double and a single. The family bathroom is also upstairs and it is fitted with a panel enclosed bath with shower point, low level WC, wash hand-basin and window to the side aspect.

Outside, the garden is mainly laid with patio area and mainly fence enclosed.. The garden also enjoys a westerly aspect and basks in the late afternoon and evening sun.

This property has no onward chain, internal viewings come highly recommended.



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# Accommodation

## Ground Floor

### Lounge

13' 6" x 11' 11" (4.11m x 3.63m)

### Dining Room

11' 11" x 9' 7" (3.63m x 2.92m)

### Kitchen

13' 6" x 8' 10" (4.11m x 2.69m)

## First Floor

### Landing

### Main Bedroom

13' 6" x 11' 11" (4.11m x 3.63m)

### Bedroom 2

12' 6" x 8' 11" (3.81m x 2.72m)

### Bedroom 3

7' 10" x 4' 8" (2.39m x 1.42m)

### Family Bathroom

8' 0" x 4' 8" (2.44m x 1.42m)

### Outside Garden



TOTAL FLOOR AREA: 813 sq ft (75.5 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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 Metapic 02024



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