

£775,000

98 Moat Road, East Grinstead



- Detached Character Home
- Three/Four Bedrooms
- Three Reception Areas
- Separate Office & Utility Room
- Generous Landscaped Rear Garden
- Garage & Driveway Parking
- Main Family bathroom & Two WC's
- Close Proximity To Town & Station

For further information contact Garnham H Bewley:

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98 Moat Road, East Grinstead, West Sussex RH19 3LN

Garnham H Bewley are delighted to present to the market for the third time in almost 100 years, this beautifully presented character home named Ardleen. This wonderful property, which was originally built in 1934 offers 3/4 bedrooms, three reception areas, a handcrafted bespoke kitchen, separate utility room, separate office space, fully fitted family bathroom, large rear garden, integral garage, driveway for multiple cars and is located within easy walking distance from East Court Mansion and grounds, parks, two popular state schools, town centre and mainline train station.

The ground floor comprises a welcoming reception hall which is entered via the enclosed storm porch located at the front of the property. The entrance reception is a fantastic size and benefits from an original open fireplace, double aspect outlook, solid oak flooring with stairs to the first floor and doors leading through to the lounge and kitchen. The main lounge/living area is a generous size and stretches from the front of the property to the rear creating a light and airy room. Towards the front of the lounge is the large bay window which provides a view out towards the front aspect. The lounge/living area has an array of character features including open fire place, picture rails, oak flooring and original doors. The lounge area conveniently opens up through to the dining section which provides flowing access to the added Orangery and also through the kitchen. The downstairs orangery is a beautiful addition to the ground floor as it provides access to the rear garden via double doors and also through to the separate home office. Accessible via the reception hall and dining room is the bespoke handcrafted kitchen. The Kitchen offers a range of wall and base level units complimented generously with solid granite work surfaces. The kitchen provides space for a 'Falcon' range cooker, bespoke centre Island, large integrated fridge freezer, an outlook to the side aspect and door which leads through to the downstairs utility room. The separate utility room is another great addition to the downstairs floorplan as it provides space for a selection of appliances, access to the rear garden and also access to the downstairs WC.

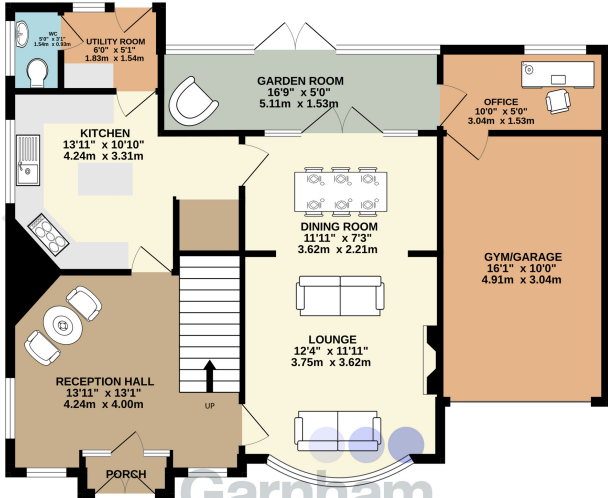
On the first floor there are 3/4 bedrooms, a main family bathroom and separate WC. The well designed master bedroom benefits from a selection of bespoke wardrobes, large bay window which also has a beautiful outlook towards Moat Pond. Bedroom two, which is another generous size double incorporates a bespoke wardrobe/desk-dressing table/Window seating with direct views looking out toward Moat Pond. Bedroom three which is a generous size single has a view over the rear garden and provides access to bedroom four which could be used as an additional double bedroom if required. The design of bedrooms three and four provide the opportunity for them to be versatile in their use, as they could be children's bedrooms, dressing areas or even workspaces. All bedrooms are complimented by the family bathroom which is fitted with a cast iron freestanding bath, separate shower cubicle, wash hand basin and a privacy style window facing the rear aspect. Also on the first floor is a separate WC.

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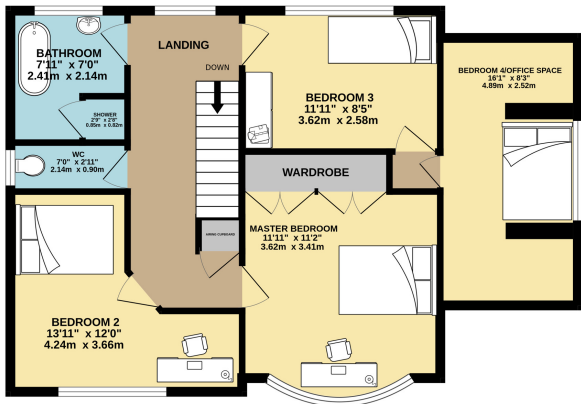
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GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 1710 sq.ft. (158.9 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.
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Ground Floor

Porch

Entrance Hallway

13' 11" x 13' 1" (4.24m x 3.99m)

Lounge

12' 4" x 11' 11" (3.76m x 3.63m)

Dining Room

11' 11" x 7' 3" (3.63m x 2.21m)

Kitchen

13' 11" x 10' 10" (4.24m x 3.30m)

Utility Room

6' 0" x 5' 1" (1.83m x 1.55m)

WC

5' 0" x 3' 1" (1.52m x 0.94m)

Office Space

10' 0" x 5' 0" (3.05m x 1.52m)

Garage

16' 1" x 10' 0" (4.90m x 3.05m)

First Floor

Master Bedroom

11' 11" x 11' 2" (3.63m x 3.40m)

Bedroom Two

13' 11" x 12' 0" (4.24m x 3.66m)

Bedroom Three

11' 11" x 8' 5" (3.63m x 2.57m)

Bedroom Four/Office Space

16' 1" x 8' 3" (4.90m x 2.51m)

Main Bathroom

7' 11" x 7' 0" (2.41m x 2.13m)

WC

7' 0" x 2' 11" (2.13m x 0.89m)

Outside

Rear Garden & Driveway



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Outside the property enjoys a truly wonderful rear garden which has just undergone recent landscaping adding a large patio which stretches the width of the property. The garden which is mainly laid to lawn includes a range of mature shrubs and flowerbeds and also provides access to the front via the side passage. The property benefits from an in-out semi-circular driveway providing parking for multiple cars and access to the garage/gym. Viewings come highly recommended to fully appreciate how beautiful this property is presented as well as take in the character features this home has to offer.

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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