

Price:
£425,000

38 Mortain Road, Felbridge, East Grinstead



- Two Bedroom Semi-Detached
- Stunning Condition Throughout
- Open-Plan Living Space
- Kitchen with Integrated Appliances
- Tastefully Fitted Bathroom & Downstairs WC
- South Facing Rear Garden
- Two Allocated Parking Spaces to the Rear
- Remaining NHBC Warranty

For further information contact Garnham H Bewley:

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



38 Mortain Road, Felbridge, East Grinstead, West Sussex RH19 2SR

Garnham H Bewley are delighted to offer for sale this excellently presented, modern and contemporary two bedroom semi-detached home. Recently built by Elivia Homes, this property comes to market with a remaining NHBC warranty. The house is tucked away at the back of a quiet and newly-built cul-de-sac, and excellently positioned for access out of East Grinstead, towards, the M23, M25 & London Gatwick Airport. There are a variety of local amenities nearby, including the Felbridge village store, some excellent restaurants of varying cuisine, the ever-friendly Star-Inn, Felbridge Lawn Tennis Club and fantastic Primary & Secondary Schools.

The ground floor accommodation consists of a small entrance hall with downstairs WC to the right and a brilliant and bright open-plan living space to the rear with a stylish and contemporary kitchen at the front of the house. The kitchen has been fitted with a contemporary range of wall and base level units and sink with drainer, and comes complete with integrated appliances including washer/dryer, dishwasher, four-ring gas hob (with extractor hood above), electric oven and full height fridge/freezer. The living space is dual aspect and allows for an abundance of natural light to flood in. There is plenty of space to relax, eat and socialise, and there are double doors which extend out to the sunny rear garden. There are two large storage cupboards downstairs. The entire ground floor benefits from under-floor heating, whilst upstairs is heated via gas radiators.

Upstairs, boasts two large double bedrooms, both able to accommodate king size beds with the Master bedroom coming complete with fitted floor to ceiling double wardrobes. The family bathroom is part-tiled has been tastefully fitted with a panel-enclosed bathtub (with shower above), low-level WC, wash-hand basin and heated towel rail. There is a window in the bathroom to the side aspect.

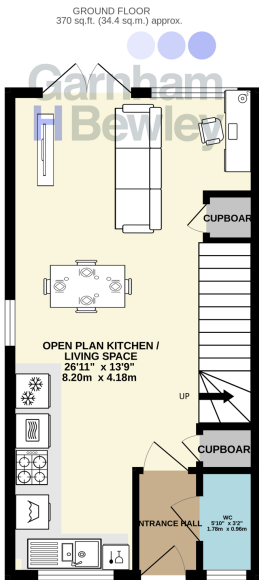
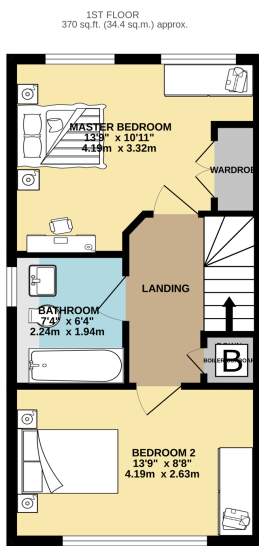
Outside, the property benefits from a sunny southerly aspect and a relatively spacious garden which is mainly laid to lawn. There is an expanse of patio across the rear of the property, which extends round the side of the house to the side gate. There are two allocated parking spaces with the property which are accessed from the right of the house.



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Accommodation



38 MORTAIN ROAD - FLOORPLAN

TOTAL FLOOR AREA : 740 sq.ft. (68.7 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 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:

Entrance Hall:

3' 7" x 5' 9" (1.09m x 1.75m)

Cloakroom / WC

3' 2" x 5' 9" (0.97m x 1.75m)

Open-Plan Kitchen / Living Space:

26' 11" x 13' 9" (8.20m x 4.19m)

First Floor:

Master Bedroom:

13' 9" x 10' 11" (4.19m x 3.33m)

Bedroom Two:

13' 9" x 8' 8" (4.19m x 2.64m)

Bathroom:

7' 4" x 6' 4" (2.24m x 1.93m)



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Nearest Stations:

East Grinstead Station (1.5 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.0 miles)

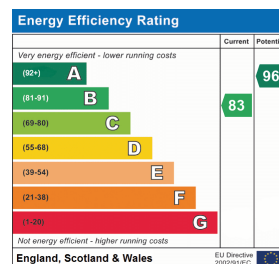
Nearest Schools:

Felbridge Primary School - Ofsted: Good (0.1 miles)

Imberhorne School - Ofsted: Good (0.5 miles)

Halsford Park Primary School - Ofsted: Good (0.9 miles)

St Peter's Catholic Primary School - Ofsted: Good (1.0 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

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