

Price:

£525,000

8 Lodge Close, East Grinstead



- Stunning Detached Bungalow
- Two Double Bedrooms
- Tastefully Finished Shower Room
- Driveway & Garage
- Newly-Refurbished Kitchen
- Spacious Lounge with Bay Window
- Front & Rear Garden
- Popular Imberhorne Estate

For further information contact Garnham H Bewley:

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



8 Lodge Close, East Grinstead, West Sussex RH19 1JL

A Charming Two-Bedroom Detached Bungalow in the Popular Imberhorne Estate

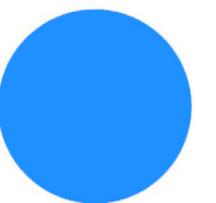
Situated on the highly sought-after Imberhorne Estate, this delightful two-bedroom detached bungalow offers a superb location within walking distance of East Grinstead railway station, the town's historic Tudor High Street, the Worth Way Bridleway, and excellent local schools.

The property is entered via a welcoming hallway. To the right, the lounge features a front-facing bay window providing plenty of natural light. To the left, the master bedroom also enjoys a bay window, while bedroom two is positioned behind, with a side-facing window and double doors opening onto a conservatory, which in turn leads out to the garden. Adjacent to bedroom two is a newly modernised shower room, stylishly finished.

At the rear, the kitchen has been thoughtfully refurbished with contemporary units, integrated dishwasher and under-counter fridge, a gas hob, and ample storage. The area between the bungalow and garage has been connected to create a practical boot room, while the rear of the garage serves as a utility space.

Externally, the garden is mainly laid to lawn with a patio area and generous side space, perfect for outdoor living. The front driveway provides parking for two cars, complemented by a small, well-kept front garden.

This bungalow offers a wonderful combination of modern updates and traditional charm, ideally located for commuting, leisure, and family life.



Welcome
Home



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Ground Floor: Lounge:

14' 1" x 13' 2" (4.29m x 4.01m)

Kitchen:

10' 11" x 10' 7" (3.33m x 3.23m)

Master Bedroom:

14' 1" x 12' 10" (4.29m x 3.91m)

Bedroom Two:

12' 10" x 10' 7" (3.91m x 3.23m)

Conservatory:

12' 10" x 7' 7" (3.91m x 2.31m)

Boot Room:

12' 8" x 7' 2" (3.86m x 2.18m)

Outside:

Garage:

10' 2" x 21' 9" (3.10m x 6.63m)



8 LODGE CLOSE - FLOORPLAN

TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 and facilities mentioned in the plan have not been tested and no guarantee is given as to their applicability or suitability. Any room sizes can only be taken as approximate measurements.





Nearest Stations:

East Grinstead Station (0.4 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.4 miles)

Nearest Schools:

St Peter's Catholic Primary School - Ofsted: Good (0.1 miles)

Halsford Park Primary School - Ofsted: Good (0.3 miles)

St Mary's CofE Primary School - Ofsted: Good (0.5 miles)

Imberhorne School - Ofsted: Good (0.5 miles)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2020/2019/EC

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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