

Offers in Region of:

£425,000

Garnham
H Bewley

13 Stockwell Road, East Grinstead



- Extended three-bedroom semi-detached home
- Spacious and extended kitchen
- Bright lounge with bay window and feature fireplace
- Separate dining room with French doors to garden
- Generous rear garden with summer house
- Driveway parking and side access
- Ideal for families or home-working professionals
- No onward chain

For further information contact Garnham H Bewley:

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



13 Stockwell Road, East Grinstead, West Sussex RH19 4BD

Garnham H Bewley are pleased to present to the market this extended three-bedroom semi-detached family home, located in a popular residential area and offered with no onward chain. The property provides a solid and well-proportioned layout, offering an excellent opportunity for buyers looking to put their own stamp on a home and add value through modernisation and personalisation.

Upon entering, you are greeted by a welcoming hallway providing access to the main living areas. The front lounge is a generous space, featuring a large bay window that allows plenty of natural light and a feature fireplace that gives the room a sense of character and charm. To the rear, the property has been extended to create a sizeable kitchen space. The kitchen offers excellent proportions and a practical layout, with potential to redesign into a contemporary kitchen / diner if desired. Adjacent to the kitchen is a separate dining room, which benefits from French doors opening onto the rear garden, allowing for a pleasant connection between the indoor space and the garden beyond. There is also a useful understairs storage cupboard, adding to the home's practicality and possible conversion into downstairs cloakroom.

Upstairs, there are three well-sized bedrooms, all offering good natural light and flexible accommodation as comfortable bedrooms, a home office, or guest space. The family bathroom is fitted with a suite comprising a bath with shower over, wash basin and WC.

Outside, the enclosed rear garden is a real asset, offering a generous and attractive outdoor retreat that gets sun all day. Predominantly laid to lawn with two patio areas, the garden also includes a summer house, which could be adapted for a variety of uses such as storage, a hobby space, or a home office. Side access adds further convenience. To the front, a private driveway provides valuable off-road parking, completing the offering.

Overall, this property represents an excellent opportunity for buyers seeking a home with strong fundamentals, generous space, and the chance to modernise and add value.

Located in a highly desirable location close to shops, primary school and a lovely historic pub, whilst only 100m from open countryside.



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Accommodation

Ground Floor Entrance Hall

Lounge

14' 11" x 13' 7" (4.55m x 4.14m)

Dining Room

16' 5" x 6' 4" (5.00m x 1.93m)

Kitchen

9' 2" x 8' 5" (2.79m x 2.57m)

First Floor Landing

Main Bedroom

11' 8" x 11' 1" (3.56m x 3.38m)

Bedroom 2

10' 5" x 6' 8" (3.17m x 2.03m)

Bedroom 3

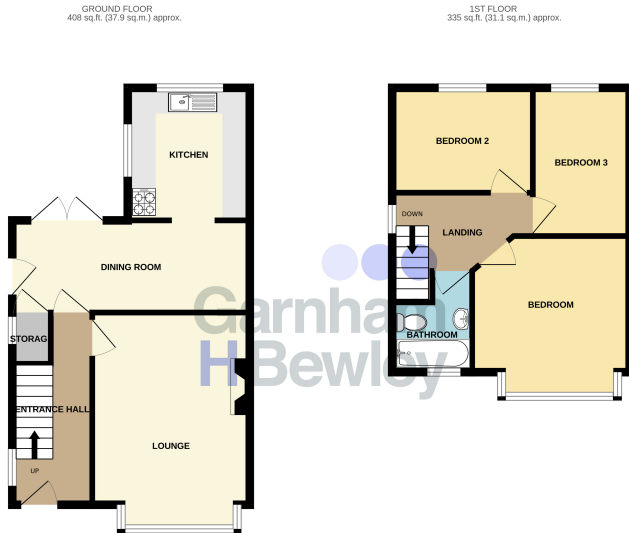
9' 6" x 7' 3" (2.90m x 2.21m)

Bathroom

5' 2" x 4' 9" (1.57m x 1.45m)

Outside Garden

Driveway



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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 for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NEAREST TRAIN STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 2.9 miles

Lingfield Station - 4.3 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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