

Guide Price:
£675,000

£650,000

Garnham
H Bewley

32 Campbell Crescent, East Grinstead



- Stunning Detached Family Home
- Three Double Bedrooms
- Contemporary Open-Plan Living Space
- Refined Kitchen, with Integrated Appliances
- Stylish Four-Piece Family Bathroom
- Driveway & Garage
- Highly Sought-After Location
- No Onward Chain

For further information contact Garnham H Bewley:

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32 Campbell Crescent, East Grinstead, West Sussex RH19 1JR

A truly stunning, fully refurbished three-bedroom detached family home, beautifully finished throughout with exceptional attention to detail and contemporary styling. Offered with no onward chain, this impressive property combines stylish interiors, generous living space and a superb landscaped rear garden.

The welcoming entrance hall features striking Karndean herringbone-style flooring, which continues through to the lounge and impressive open-plan kitchen/dining room. The kitchen is fitted with a large central island with downdraft hob, built-in oven and combination microwave, integrated dishwasher, boiling hot-water tap and space for an American-style fridge/freezer, washing machine and tumble dryer. Large sliding doors provide a seamless connection to the garden.

The separate living room features a front-facing window, inset ceiling lighting, column radiators, wall lighting and attractive wood panelling.

Upstairs are three well-proportioned bedrooms, with fitted wardrobes to the principal and second bedrooms, along with a luxurious fully tiled family bathroom. The bathroom features a fluted freestanding bath, walk-in rainfall shower, coordinating vanity unit, statement mirror and recessed storage niches.

Outside, the landscaped rear garden offers a large porcelain patio, ideal for entertaining, leading to an expansive artificial lawn and fully enclosed boundaries. To the front is driveway parking, a garage and front garden.

With its outstanding specification, stylish design and extensive refurbishment, this exceptional home is ready to move straight into. Early viewing is highly recommended.



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Accommodation

Ground Floor:

Entrance Hall:

11' 7" x 8' 10" (3.53m x 2.69m)

Lounge:

12' 5" x 11' 11" (3.78m x 3.63m)

Kitchen / Diner:

23' 11" x 9' 6" (7.29m x 2.90m)

First Floor:

Master Bedroom:

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

Bedroom Two:

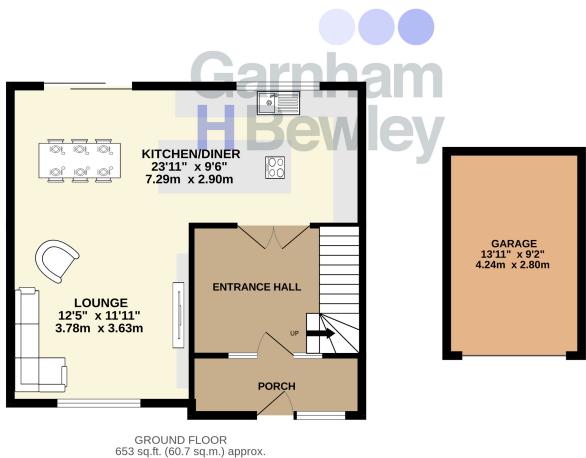
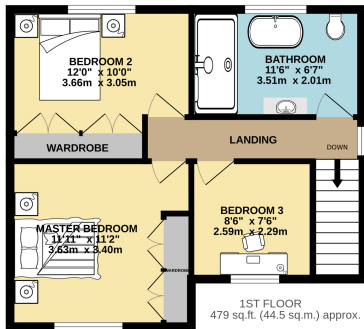
12' 0" x 10' 0" (3.66m x 3.05m)

Bedroom Three:

8' 6" x 7' 6" (2.59m x 2.29m)

Bathroom:

11' 6" x 6' 7" (3.51m x 2.01m) 11' 6" x 6' 7" (3.51m x 2.01m)



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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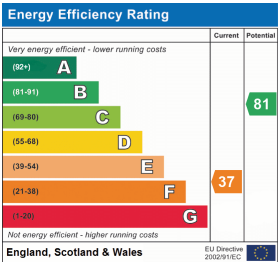


Nearest Stations:

- East Grinstead Station (0.7 miles)
- Dormans Station (2.3 miles)
- Lingfield Station (3.5 miles)

Nearest Schools:

- St Peter's Catholic Primary School (0.3 miles)
- Imberhorne School (0.5 miles)
- Halsford Park Primary School (0.4 miles)
- St Mary's CofE Primary School (0.7 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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