

Offers in the
Region of:

£500,000

Garnham
HBewley

8 De la Warr Road, East Grinstead



- Detached family home
- Three Reception Rooms
- Kitchen and Conservatory
- Five Bedrooms
- Over 2000sq ft
- Driveway Parking
- Town Centre Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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8 De la Warr Road, East Grinstead, West Sussex RH19 3BN

Situated in a highly desirable area within easy walking distance of East Grinstead High Street, this substantial Edwardian family residence offers over 2,000 sq ft of versatile accommodation. The property is offered for sale with no onward chain and presents an excellent opportunity for a buyer looking to modernise, improve and potentially extend the existing accommodation.

The ground floor opens into an entrance porch and welcoming reception hall, which benefits from useful under-stair storage. There is also a downstairs shower room with a low-level WC and wash hand basin. The spacious living room enjoys a pleasant outlook over the front of the property, while the separate dining room features sliding doors opening into the conservatory. The kitchen is fitted with a selection of wall and base units, together with a sink and drainer, space for appliances and further sliding doors providing access to the conservatory. A generous conservatory extends across the rear of the property and has direct access onto the garden. Completing the ground floor is a useful study or additional bedroom, overlooking the rear garden and benefiting from its own external entrance, making it particularly versatile for those working from home or requiring separate guest accommodation.

Upstairs, a bright landing provides access to the first-floor rooms. The principal bedroom is a spacious dual-aspect room with fitted wardrobes and views towards the front. There are a further two well-proportioned double bedrooms, both enjoying views over the rear garden. The family bathroom comprises a bath with mixer taps and overhead shower, wash hand basin and low-level WC.

The second floor provides two further double bedrooms, both benefiting from fitted storage. One of these rooms has been divided by an additional partition wall, creating further flexibility. Subject to the necessary consents, this level offers scope to create an impressive principal bedroom suite.

Outside, the property benefits from driveway parking to the front. The private and secluded rear garden is a particular feature. The garden is paved for ease of maintenance, with established trees, shrubs and a variety of flowering plants providing a mature and secluded setting.



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Accommodation

Ground Floor
Entrance Porch

Entrance Hall

Kitchen/Breakfast Room
12' 10" x 11' 6" (3.91m x 3.51m)

Living Room
13' 3" x 12' 0" (4.04m x 3.66m)

Dining Room
12' 10" x 11' 9" (3.91m x 3.58m)

Studio
13' 1" x 8' 6" (3.99m x 2.59m)

Conservatory
18' 10" x 11' 2" (5.74m x 3.40m)

Downstairs Shower Room

First Floor
Landing

Bedroom 1
13' 3" x 12' 2" (4.04m x 3.71m)

Bedroom 2
12' 4" x 11' 9" (3.76m x 3.58m)

Bedroom 3
12' 8" x 12' 0" (3.86m x 3.66m)

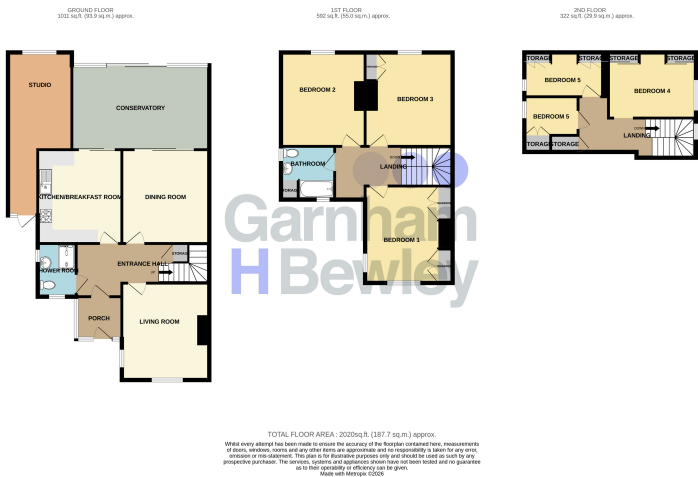
Family Bathroom

Second Floor
Bedroom 4
12' 0" x 8' 10" (3.66m x 2.69m)

Bedroom 5
11' 9" x 8' 8" (3.58m x 2.64m)

Outside
Garden

Driveway



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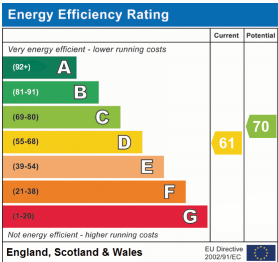


Nearest Stations:

East Grinstead Station — about 0.5 miles away
(National Rail)

Dormans Station — about 2.0 miles away
(National Rail)

Lingfield Station — about 3.4 miles away
(National Rail)



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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