

Guide Price

£475,000

£450,000

Garnham
H Bewley

3 Pannell Close, East Grinstead



- Three Bedrooms
- Detached Family Home
- Kitchen /Diner
- Living Room
- Family Room
- Sun Room
- Driveway and Garage
- Front and Rear Gardens

For further information contact Garnham H Bewley:

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



3 Pannell Close, East Grinstead, West Sussex RH19 1DA

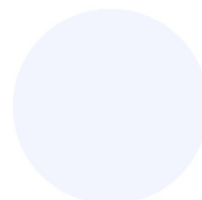
This attractive three-bedroom, split-level detached bungalow, ideally positioned within close proximity of East Grinstead town centre. Conveniently located just a short walk from the mainline railway station and nearby Sainsbury's supermarket, the property perfectly combines accessibility with comfortable living.

The accommodation is both spacious and well arranged, with a standout feature being the open-plan lounge, dining, and kitchen area. This sociable space is ideal for modern living and entertaining, offering a seamless flow throughout. The kitchen is fitted with a range of wall and base level units, with ample space for appliances, and enjoys pleasant views over the rear garden. A door leads through to a charming sunroom, providing a tranquil spot to relax while overlooking the garden. The family room is bright and airy and has multiple uses.

There are three well-proportioned bedrooms, all offering flexibility for family living, guest accommodation, or a home office. The shower room is thoughtfully designed, featuring a large shower enclosure, low-level WC, wash hand basin, and a window to the front aspect allowing for natural light and ventilation.

Externally, the property continues to impress with driveway parking, a garage, and mature, well-established gardens to both the front and rear, creating a private and peaceful outdoor setting.

Offered in good decorative order throughout, this is a fantastic opportunity to acquire a versatile home in a highly convenient and sought-after location.



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Entrance

Living Room

13' 3" x 10' 3" (4.04m x 3.12m)

Kitchen / Diner

13' 4" x 8' 7" (4.06m x 2.62m)

Sun Room

11' 0" x 7' 0" (3.35m x 2.13m)

Family Room

11' 10" x 8' 11" (3.61m x 2.72m)

Master Bedroom

11' 6" x 10' 7" (3.51m x 3.23m)

Bedroom 2

10' 1" x 8' 7" (3.07m x 2.62m)

Bedroom 3

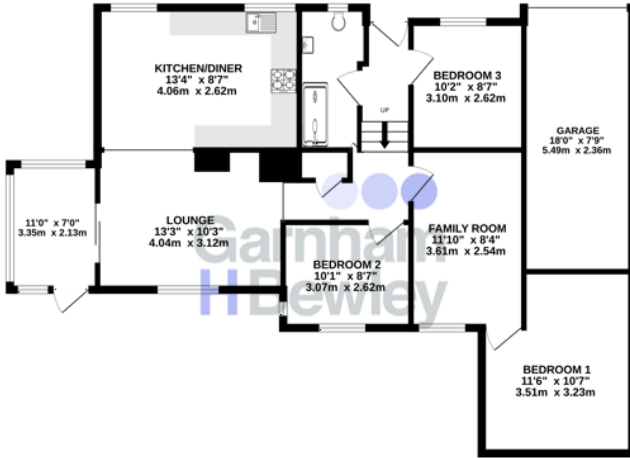
10' 2" x 8' 7" (3.10m x 2.62m)

Shower Room

Garage

7' 9" x 18' 0" (2.36m x 5.49m)

GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.

While every effort has been made to ensure the accuracy of the description contained here, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be relied on for any purpose other than that intended. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their operation or efficiency over the years.
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NEAREST RAILWAY STATIONS

East Grinstead Station

0.2 miles

Dormans Station

2.0 miles

Lingfield Station

3.3 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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