

Price:

£385,000

7 Broad Field, West Hoathly, East Grinstead



- End of Terrace Home
- Three Bedrooms
- Fitted Kitchen & Bathroom
- Lounge & Dining Room
- Large Rear Garden
- In Need of Modernisation
- Sought-After Village Location
- No Onward Chain

For further information contact Garnham H Bewley:

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## 7 Broad Field, West Hoathly, East Grinstead, West Sussex RH19 4QR

Situated in a quiet cul-de-sac in the sought-after village of West Hoathly, this three-bedroom end-of-terrace home enjoys an attractive village setting close to an excellent primary school, a range of local amenities, quaint village pubs, and stunning scenic countryside walks. Offered to the market with no onward chain, the property presents an excellent opportunity for buyers looking to modernise and add value.



Welcome  
Home



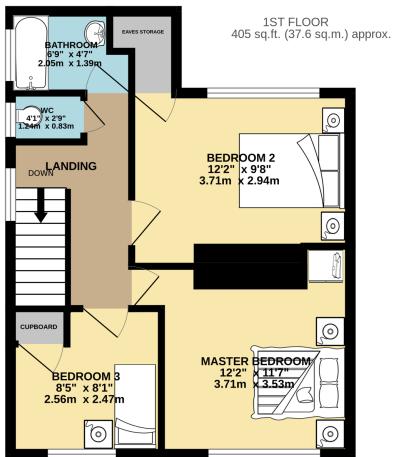
The accommodation is entered via a small entrance hallway, with the lounge positioned to the right, the kitchen straight ahead, and stairs rising to the first floor on the left. The lounge leads through to a dining room at the rear, which in turn also provides access to the kitchen, creating a practical and well-connected ground floor layout. The kitchen is fitted with a range of units and benefits from a useful pantry cupboard. A rear door from the kitchen opens into a vestibule, which provides access to an external storage area and an external WC.

On the first floor, there are two double bedrooms and a further single bedroom. The bathroom and WC are separate, both located at the rear of the property.

Externally, the home benefits from a generous rear garden, along with wide side access, enhancing the appeal of this end-of-terrace position. The property is in need of modernisation throughout, making it an ideal purchase for those seeking to create a home to their own specification in a desirable village location.

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# Accommodation



## Ground Floor:

### Living Room:

13' 0" x 12' 10" (3.96m x 3.91m)

### Dining Room:

9' 4" x 8' 10" (2.84m x 2.69m)

### Kitchen:

10' 11" x 10' 1" (3.33m x 3.07m)

### WC:

4' 10" x 3' 6" (1.47m x 1.07m)

### First Floor:

#### Master Bedroom:

12' 2" x 11' 7" (3.71m x 3.53m)

#### Bedroom Two:

12' 2" x 9' 8" (3.71m x 2.95m)

#### Bedroom Three:

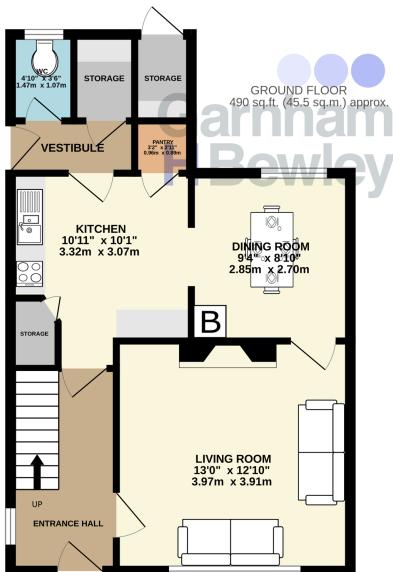
8' 5" x 8' 1" (2.57m x 2.46m)

### Bathroom:

6' 9" x 4' 7" (2.06m x 1.40m)

### WC:

4' 1" x 2' 9" (1.24m x 0.84m)



### 7 BROAD FIELD - FLOORPLAN

TOTAL FLOOR AREA: 895 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 suitability or efficiency can be given.

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**Nearest Stations:**

East Grinstead Station (3.6 miles)

Balcombe Station (3.9 miles)

Three Bridges Station (5.2 miles)

**Nearest Schools:**

West Hoathly CofE Primary School (0.2 miles)

Philpots Manor School (0.9 miles)

Step by Step School Limited (1.3 miles)

Turners Hill CofE Primary School (2.0 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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