

Price:

£625,000

Garnham
H Bewley

26 Southlands, East Grinstead



- Extended, Detached Bungalow
- Three Double Bedrooms
- Two Reception Rooms + Conservatory
- Fitted Kitchen with Integrated Appliances
- Bathroom & Separate Shower Room
- Large Rear Garden
- Driveway for Multiple Cars
- Highly Sought-After Location

For further information contact Garnham H Bewley:

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



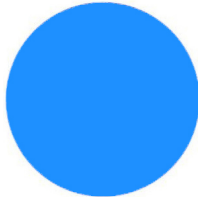
26 Southlands, East Grinstead, West Sussex RH19 4BZ

Occupying an enviable position within one of East Grinstead's most sought-after roads, this attractive three-bedroom detached bungalow offers spacious and versatile accommodation, a generous rear garden and excellent driveway parking, all within easy reach of the town centre, mainline railway station and highly regarded local schools.

The well-planned accommodation comprises a welcoming entrance hall, a spacious living room opening into an extended adjacent dining area, and a fitted kitchen complete with integrated appliances including a fridge freezer, dishwasher, range cooker and washing machine. The kitchen flows through to a bright conservatory overlooking the garden, while the remainder of the accommodation includes three well-proportioned bedrooms, a family bathroom and an additional shower room.

Externally, the property boasts a private driveway providing off-road parking for approximately four vehicles, while the impressive rear garden offers a wonderful private setting, being mainly laid to lawn with a generous patio area ideal for outdoor dining, entertaining or simply enjoying the warmer months.

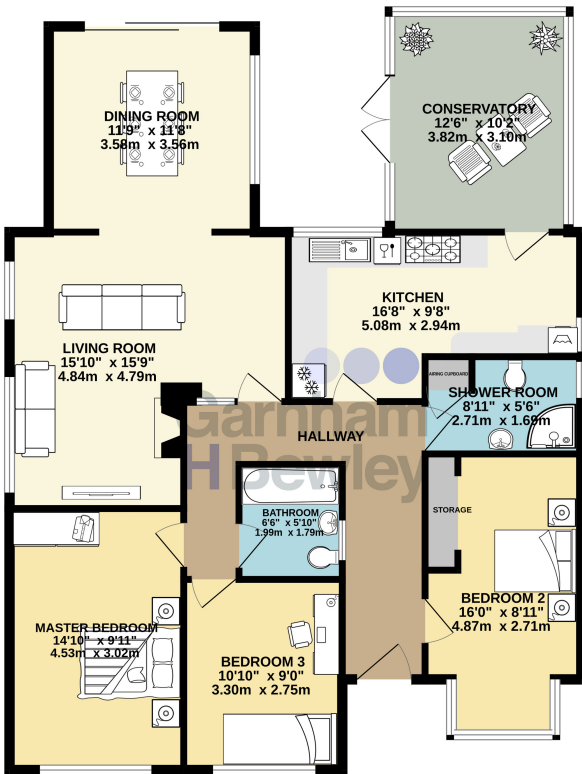
Situated close to East Grinstead's historic High Street, excellent schools, local amenities and the mainline railway station with direct links to London, this is a rare opportunity to acquire a detached bungalow in a highly desirable and convenient location.



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Accommodation

GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



26 SOUTHLANDS

TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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 operability or efficiency can be given.
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Ground Floor:

Living Room:

15' 10" x 15' 9" (4.83m x 4.80m)

Dining Room:

11' 9" x 11' 8" (3.58m x 3.56m)

Kitchen:

16' 8" x 9' 8" (5.08m x 2.95m)

Conservatory:

12' 6" x 10' 2" (3.81m x 3.10m)

Master Bedroom:

14' 10" x 9' 11" (4.52m x 3.02m)

Bedroom Two:

16' 0" x 8' 11" (4.88m x 2.72m)

Bedroom Three:

10' 10" x 9' 0" (3.30m x 2.74m)

Bathroom:

6' 6" x 5' 10" (1.98m x 1.78m)

Shower Room:

8' 11" x 5' 6" (2.72m x 1.68m)



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Nearest Stations:

East Grinstead Station (0.6 miles)

Dormans Station (2.7 miles)

Lingfield Station (4.0 miles)

Nearest Schools:

The Meads Primary School (0.1 miles)

St Mary's CofE Primary School (1.0 miles)

St Peter's Catholic Primary School (0.9 miles)

Estcots Primary School (0.9 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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