



# Dunnings Road, East Grinstead, RH19 4AB

Guide Price £450,000

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Guide Price £450-475k

An exceptional two double bedroom semi-detached home that has been comprehensively refurbished to an outstanding standard throughout, offering beautifully presented accommodation with an elegant blend of character, style and contemporary design. Finished to an extremely high specification by the current owner, this stunning property is completely turnkey and perfectly suited to buyers seeking a home of genuine quality.

The ground floor offers a superb balance of living and entertaining space, beginning with an inviting reception room to the front aspect, filled with natural light and character. To the rear, the separate dining room creates a sophisticated entertaining space with useful built-in storage beneath the stairs, while the beautifully redesigned kitchen has been thoughtfully fitted with both style and practicality in mind and provides direct access to the garden and utility room, which also has a downstairs toilet too. Striking new parquet flooring runs throughout the downstairs accommodation, complemented by carefully selected lighting and refined finishes which enhance the overall sense of luxury.

Upstairs, both bedrooms are generous doubles, beautifully decorated with feature panelling on the walls, mood light and and thoughtfully arranged, while the impressive family bathroom has been completely transformed into a stylish and contemporary space with high quality fittings and a luxurious finish. Bespoke storage solutions and meticulous attention to detail can be found throughout the home, further highlighting the level of craftsmanship and care invested in the refurbishment.

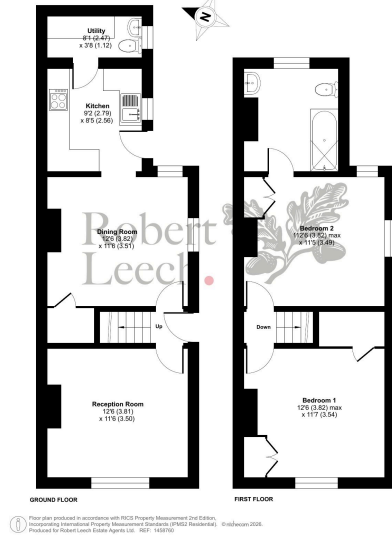
Outside, the mature and private rear garden offers an attractive and private setting for outdoor dining and entertaining, while the driveway to the front provides convenient off-road parking.

Ideally positioned within easy reach of East Grinstead town centre, the property enjoys access to an excellent range of independent shops, cafés, restaurants and everyday amenities, together with mainline rail services to London Victoria and London Bridge, making it particularly appealing to commuters. The area is highly regarded

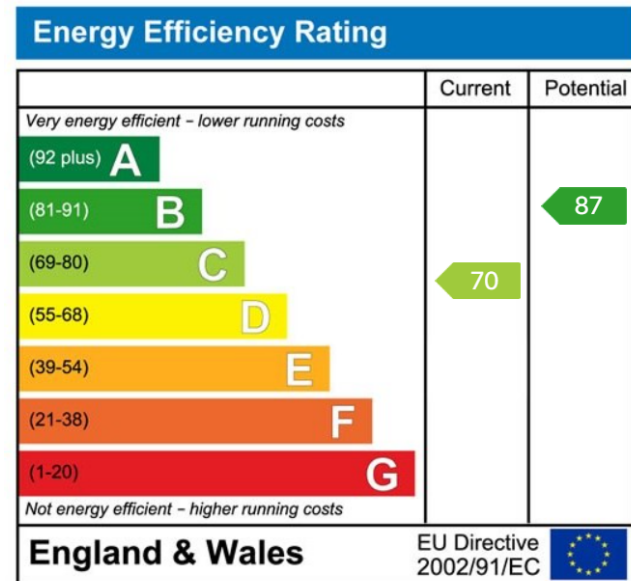


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Approximate Area = 817 sq ft / 75.9 sq m  
For identification only - Not to scale



- Absolutely Stunning Character Home
- Brand New Bathroom
- Private Garden, Perfect for Alfresco Entertaining
- Amenities Nearby
- Downstairs Utility and Cloakroom
- Completely Renovated to a High Standard
- Beautiful New Parquet Floors Downstairs
- Off Street Parking
- East Grinstead Station About a Mile Away



**DISCLAIMER. PROPERTY MISDESCRIPTIONS.** Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.