



Guide Price

£675,000

Freehold

4x  2x  2x 

**Hamsey Road,
Sharpthorne, East
Grinstead, West Sussex,
RH19**

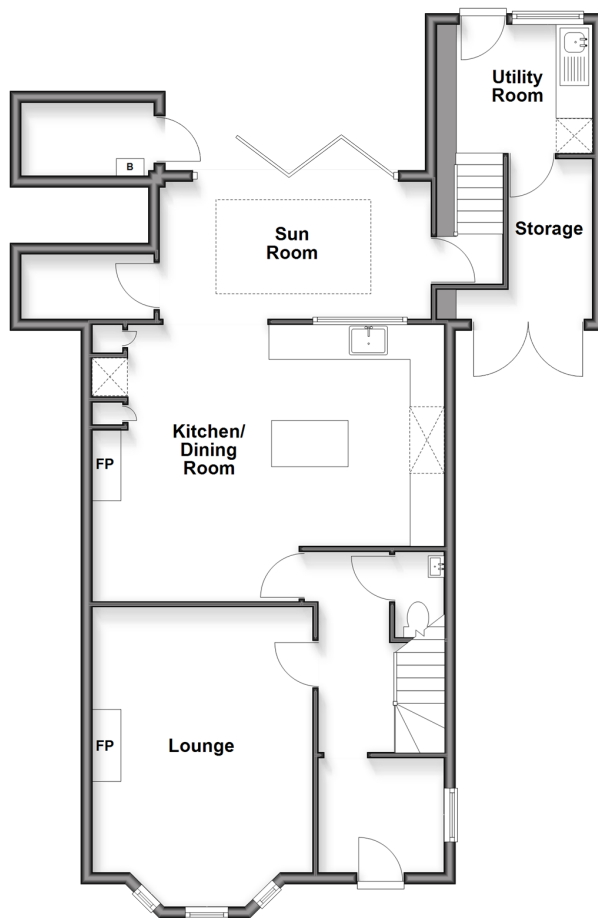


Video Tour available

cubitt & west
Helping you move forwards

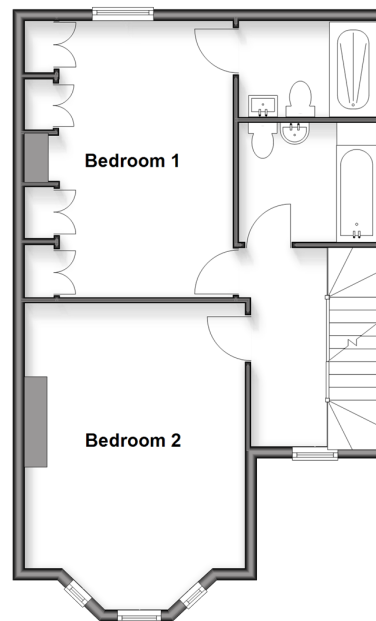
Split Level Ground Floor

Approx. 90.9 sq. metres (978.4 sq. feet)



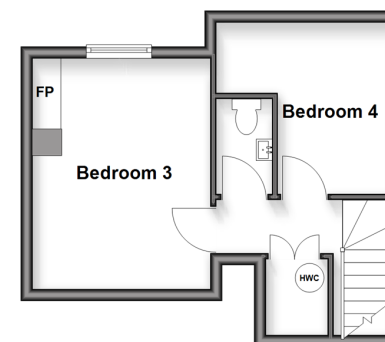
First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Second Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 17'4 x 12'5 (5.29m x 3.79m)
Kitchen/Dining Room: 20'5 x 15'8 (6.23m x 4.78m)
Sun Room: 15'4 x 8'3 (4.68m x 2.52m)
Utility Room: 7'7 x 7'3 (2.31m x 2.21m)

FIRST FLOOR

Landing
Bedroom 1: 15'9 x 11'7 (4.80m x 3.53m)
En-Suite Shower Room
Bedroom 2: 15'0 x 12'7 (4.58m x 3.84m)
Bathroom

SECOND FLOOR

Landing
Cloakroom
Bedroom 3: 13'2 x 10'1 (4.02m x 3.08m)
Bedroom 4: 9'8 x 6'4 (2.95m x 1.93m)

OUTSIDE

Front & Rear Garden
Garage
Driveway



Main features

- Semi-detached house set in a village location
- Close to well rated West Hoathly CofE primary school
- Good transport links
- Situated on the outskirts of Ashdown Forest with views of the Bluebell Railway
- Walking distance to local amenities such as country pub, convenience store and Post Office



Nearest Schools

Primary Schools: West Hoathly CofE Primary 0.5 miles, St Peter's CofE Primary 2.5 miles, Turners Hill CofE Primary 2.6 miles
Secondary Schools: Philpots Manor School 1.3 miles, Greenfields School 2.6 miles, Michael Hall School 3.0 miles



Transport Information

Train Stations: East Grinstead 3.5 miles, Balcombe 4.3 miles, Dormans 5.6 miles



Address

Hamsey Road, Sharpthorne, East Grinstead, West Sussex, RH19



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call East Grinstead Branch 01342 314324 ■ cubittandwest.co.uk



EPC RATING		CURRENT:		POTENTIAL:	
			E(44)		D(60)
20613390/20260502/CW/CW					