

Price:

£315,000

Garnham
H Bewley

61 Halsford Park Road, East Grinstead



- Stunning Ground Floor Maisonette
- Two Large Double Bedrooms
- Bright & Airy Lounge / Diner
- Tastefully Fitted Kitchen
- Stylish Renovated Bathroom
- Large Rear Garden
- Driveway Parking
- Close Proximity to East Grinstead Station

For further information contact Garnham H Bewley:

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



61 Halsford Park Road, East Grinstead, West Sussex RH19 1PP

Ground Floor Two Bedroom Maisonette with Large Private Garden.

A beautifully presented two bedroom ground floor maisonette on the popular Imberhorne Estate, offering modern, well-proportioned accommodation, excellent versatility and the fantastic bonus of a large, private rear garden.

The bright and contemporary lounge/diner features a large front-facing bay window, while the modern kitchen and sleek, recently renovated bathroom add to the property's stylish feel. Both bedrooms are generously sized, with the rear bedroom offering direct access to the garden via patio doors – creating a lovely connection between the house and garden.

The layout also offers excellent flexibility, with the rear bedroom easily adaptable into a second reception room, home office or additional living space, depending on your needs.

Outside, the long rear garden is mainly laid to lawn with a patio at the far end, perfectly positioned to enjoy the evening sun. The front garden has also been partly converted to provide off-road parking, with potential to extend the driveway further.

The location is particularly convenient, with excellent primary and secondary schools, local amenities and East Grinstead station just a five-minute walk away. The historic Tudor High Street and picturesque Worth Way are also within easy walking distance.

A stylish and versatile home in a great location, equally well suited to first-time buyers, downsizers and young families alike.



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Accommodation

Ground Floor Maisonette:

Lounge / Diner:

14' 6" x 12' 0" (4.42m x 3.66m)

Kitchen:

9' 6" x 9' 5" (2.90m x 2.87m)

Master Bedroom:

12' 10" x 12' 0" (3.91m x 3.66m)

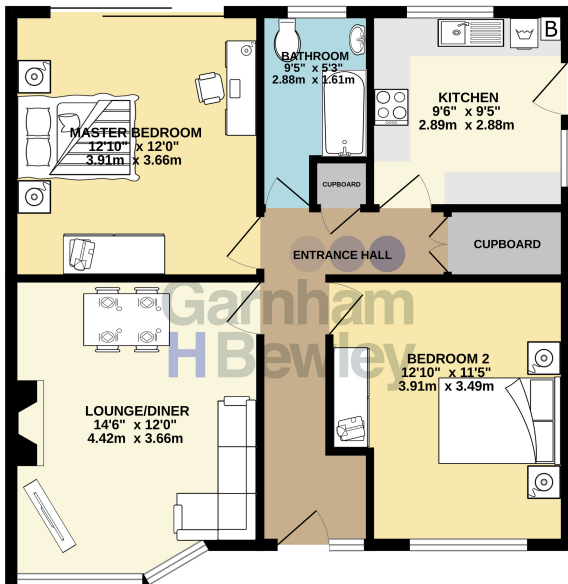
Bedroom Two:

12' 10" x 11' 5" (3.91m x 3.48m)

Bathroom:

9' 5" x 5' 3" (2.87m x 1.60m)

GROUND FLOOR MAISONETTE
695 sq.ft. (64.6 sq.m.) approx.



61 HALSFORD PARK ROAD - FLOORPLAN

TOTAL FLOOR AREA: 695 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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 for any prospective purchase. 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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Nearest Stations:

East Grinstead Station (0.5 miles)

Dormans Station (1.9 miles)

Lingfield Station (3.1 miles)

Nearest Schools:

St Mary's CofE Primary School (0.2 miles)

Halsford Park Primary School (0.2 miles)

St Peter's Catholic Primary School (0.3 miles)

Baldwins Hill Primary School (0.4 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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