

Offers in Excess of:

£500,000

7 Blackwell Road, East Grinstead



- Detached Family Home
- Three Bedrooms
- Living Room with Feature Fireplace
- Separate Dining Room & Conservatory
- Fitted Kitchen with Pantry
- Family Bathroom & Downstairs Cloakroom
- Large Rear Garden
- Driveway Parking for Three Vehicles

For further information contact Garnham H Bewley:

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



7 Blackwell Road, East Grinstead, West Sussex RH19 3HP

A Charming Detached Family Home with Characterful Features.

This delightful detached family home offers an abundance of character throughout, making it the perfect place to create lasting memories. As you step into the bright and welcoming entrance hall, you are immediately drawn to the charm and warmth of the property.

The spacious living room, located at the front of the house, features a beautiful open fireplace, creating a cosy and inviting space for relaxation. Behind this, the dining room also boasts its own open fireplace, offering a wonderful setting for family meals and gatherings. A large conservatory adjoins the dining room, providing a light-filled space that can be enjoyed year-round, with views over the expansive rear garden.

Convenience is key with a downstairs cloakroom, tucked under the stairs and fitted with a low-level WC. The kitchen is well-equipped with a pantry and a side door providing access to the rear garden, making it ideal for outdoor entertaining.

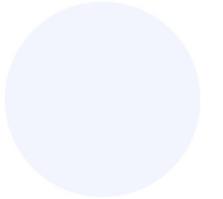
Upstairs, a generous landing leads to two large double bedrooms, offering plenty of space for rest and storage. A smaller single room, overlooking the private rear garden, features a built-in wardrobe, adding to the home's practicality. The fully fitted bathroom is also located on this floor, providing a perfect space for unwinding after a long day.

The rear garden is a true highlight, attracting plenty of sunshine throughout the day. The large patio area provides the perfect spot for outdoor dining, while the remainder of the garden is laid to lawn, offering ample space for children to play and explore in a private, family-friendly environment. To the front of the property, a well-maintained lawned garden is complemented by a driveway that can accommodate up to three vehicles.

This home is superbly located within easy reach of highly regarded primary and secondary schools, East Grinstead's bustling high street, and the railway station. East Court, with its town hall, expansive open space, and playing fields, is also just a short distance away, providing the ideal setting for family leisure. With its blend of character features, ample living space, and fantastic location, this is a home not to be missed.

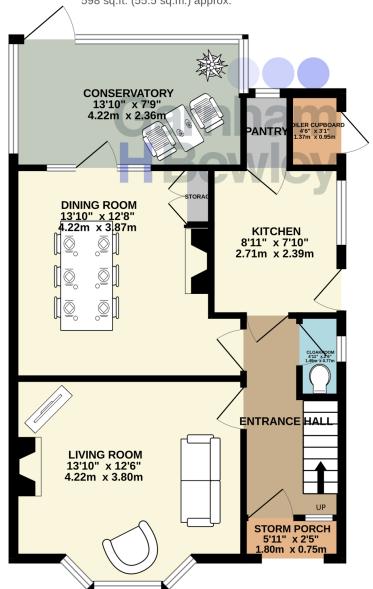
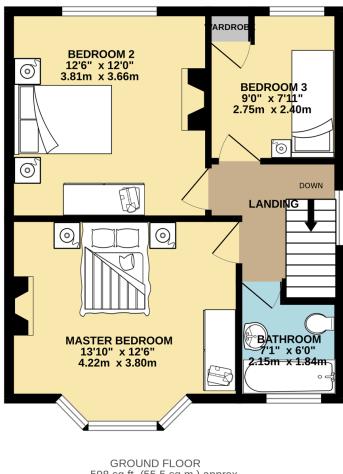


Welcome
Home



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7 BLACKWELL ROAD - FLOORPLAN

TOTAL FLOOR AREA : 1063 sq.ft. (98.7 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 present or future efficiency can be given.

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Ground Floor:
Cloakroom:

2' 6" x 4' 11" (0.76m x 1.50m)

Living Room:

13' 10" x 12' 6" (4.22m x 3.81m)

Dining Room:

13' 10" x 12' 8" (4.22m x 3.86m)

Kitchen:

8' 11" x 7' 10" (2.72m x 2.39m)

Conservatory:

13' 10" x 7' 9" (4.22m x 2.36m)

First Floor:

Master Bedroom:

13' 10" x 12' 6" (4.22m x 3.81m)

Bedroom Two:

12' 6" x 12' 0" (3.81m x 3.66m)

Bedroom Three:

9' 0" x 7' 11" (2.74m x 2.41m)

Bathroom:

7' 1" x 6' 0" (2.16m x 1.83m)

Outside:

Boiler Cupboard:

4' 6" x 3' 1" (1.37m x 0.94m)



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Nearest Stations:

East Grinstead Station (0.4 miles)

Dormans Station (1.9 miles)

Lingfield Station (3.3 miles)

Nearest Schools:

Blackwell Primary School - Ofsted: Good (0.4 miles)

St Mary's CofE Primary School, East Grinstead - Ofsted: Good (0.5 miles)

Estcots Primary School - Ofsted: Good (0.5 miles)

The Meads Primary School - Ofsted: Good (0.8 miles)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	45
(1-20)	G	

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC

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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