Garnham H Bewley

Price:

£675,000

81 High Street, East Grinstead

- Refurbished Character Home
- Three Double Bedrooms
- Kitchen/Dining Room
- En-suite and Family Bathroom
- Downstairs W.C.
- Useful Cellar
- Annexe
- Off Road Parking

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

81 High Street, East Grinstead, West Sussex RH19 3DD

Garnham H Bewley are pleased to present this beautifully refurbished historic four / five bedroom family home, enviably positioned on the Old High Street of East Grinstead and siding onto the stunning Sackville College, offering a rare blend of period charm and modern living.

The property has been thoughtfully renovated throughout to create a stylish and welcoming home with an abundance of character. The ground floor features an impressive open-plan kitchen/dining, ideal for family life and entertaining, and separate lounge with a feature fireplace that forms the heart of the room. A study and downstairs W.C. adds to the practicality of the layout.

To the first floor are three generous double bedrooms, including a spacious principal bedroom with en-suite shower room, along with a well-appointed family bathroom.

Further benefits include a cellar, providing useful additional storage.

Externally, the courtyard garden offers a private outdoor space and provides access to a highly versatile self-contained annexe. The annexe comprises a lounge with open-plan kitchen area, bedroom and shower room, making it ideal for guests, extended family, or potential home office accommodation.

To the front of the property there is off-road parking for up to two/three vehicles when parked in tandem.

This unique home combines historic surroundings, modern refurbishment and flexible accommodation, all within easy reach of East Grinstead's amenities and transport links.

Welcome Home

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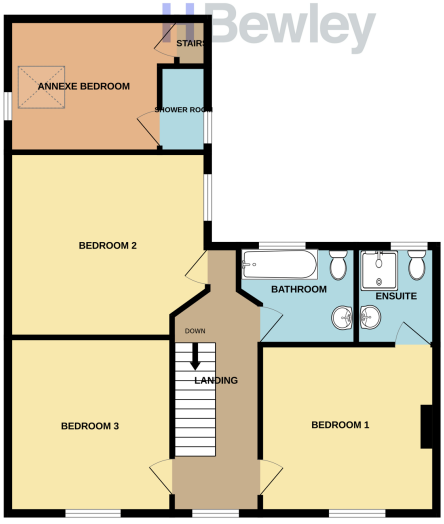
GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR
793 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1652 sq.ft. (153.4 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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Accommodation

Ground Floor
Entrance Hall

Downstairs W.C.

Kitchen
14' 0" x 13' 7" (4.27m x 4.14m)

Dining Room
11' 7" x 11' 0" (3.53m x 3.35m)

Lounge
12' 4" x 11' 6" (3.76m x 3.51m)

Study
9' 1" x 7' 4" (2.77m x 2.24m)

First Floor
Landing

Main Bedroom
12' 11" x 12' 4" (3.94m x 3.76m)

En-suite

Bedroom 2
14' 8" x 14' 5" (4.47m x 4.39m)

Bedroom 3
12' 1" x 11' 7" (3.68m x 3.53m)

Family Bathroom

Cellar
Outside
Annexe Lounge Area
11' 10" x 9' 5" (3.61m x 2.87m)

Annexe Kitchen Area
9' 11" x 6' 2" (3.02m x 1.88m)

First Floor
Annexe Bedroom Area
18' 1" x 14' 3" (5.51m x 4.34m)

Annexe Shower

Courtyard Garden

Off Road Parking

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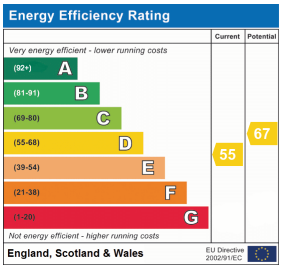

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold 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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