Offers in Excess of:

£300,000

Garnham H Bewley

53 Halsford Park Road, East Grinstead





- Stunning Ground Floor Maisonette
- Two Double Bedrooms
- Stylish Kitchen with Integrated Appliances
- Bright & Spacious Lounge / Diner
- Large Rear Garden
- Private Driveway & Garage
- Share of Freehold
- No Onward Chain

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






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

A stunning two double bedroom ground-floor maisonette within walking distance of East Grinstead railway station, the shops and cafés of the historic Tudor High Street, local amenities and excellent primary and secondary schools. The picturesque Worth Way bridlepath is also nearby, ideal for a weekend walk or cycle ride.

The bright and spacious lounge diner is a particular highlight. A feature bay window draws in plenty of natural light, and the room comfortably accommodates both a seating area and a dining table, making it equally suited to quiet evenings and entertaining friends. The separate modern Magnet kitchen is fitted with a range of wall and base units, complemented by granite worktops and integrated appliances. A side door provides a convenient additional entrance.

Both bedrooms are excellent-sized doubles, with space for king-size beds and freestanding furniture. The sleek, modern bathroom features a bath with an overhead shower, a glazed screen and a vanity unit with useful storage.

Outside, the generous rear garden is mainly laid to lawn, with a patio for outdoor dining and a paved path leading to the summerhouse at the far end. Complete with power and lighting, the summerhouse provides a versatile space for hobbies or simply sitting and enjoying the garden. The property also benefits from a private driveway with off-road parking for two cars and its own garage.

The maisonette is offered with a share of the freehold and no onward chain.

Welcome Home

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Accommodation

Ground Floor Maisonette:
Lounge/Diner:
14' 2" x 11' 10" (4.32m x 3.61m)

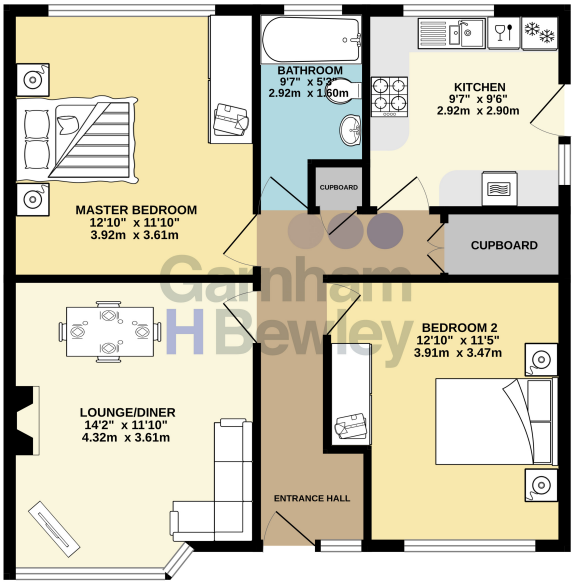
Kitchen:
9' 7" x 9' 6" (2.92m x 2.90m)

Master Bedroom:
12' 10" x 11' 10" (3.91m x 3.61m)

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

Bathroom:
5' 3" x 9' 7" (1.60m x 2.92m)

GROUND FLOOR MAISONETTE
691 sq.ft. (64.2 sq.m.) approx.



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TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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Nearest Stations:

East Grinstead Station (0.5 miles)

Dormans Station (1.9 miles)

Lingfield Station (3.1 miles)

Nearest Schools:

Halsford Park Primary School - Ofsted: Good (0.1 miles)

St Mary's CofE Primary School - Ofsted: Good (0.2 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.3 miles)

Baldwins Hill Primary School - Ofsted: Good (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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