

Price:

£450,000

Garnham
H Bewley

59 Dorset Avenue, East Grinstead



- Extended Semi Detached Home
- Three Bedrooms
- Lounge/Dining Room
- Family Room
- Kitchen
- South Facing Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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59 Dorset Avenue, East Grinstead, West Sussex RH19 2AD

Offered to the market for the first time in many years, this extended three-bedroom semi-detached family home presents an exciting opportunity for buyers looking to create their ideal home and put their own stamp on a property.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor, a well-proportioned family room to the front aspect featuring a charming fireplace, and an extended kitchen fitted with a range of wall and base-level units, together with space for appliances.

To the rear is a spacious lounge/dining room, enjoying plenty of natural light and featuring patio doors providing direct access onto the garden, making this a practical and sociable space for everyday family life and entertaining.

To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a particularly impressive south facing rear garden, offering a generous patio area ideal for outdoor seating and entertaining, which leads onto an extensive lawned garden. There is also convenient side access. To the front, a driveway provides off-road parking.

With its generous proportions, existing extension and superb outdoor space, this property offers excellent potential for those seeking a family home with scope to modernise and personalise to their own taste.

Internal viewing is highly recommended to fully appreciate the accommodation, garden and potential this property has to offer.



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Accommodation

Ground Floor Entrance Hall

Kitchen

21' 3" x 5' 11" (6.48m x 1.80m)

Lounge/Dining Room

25' 8" x 11' 4" (7.82m x 3.45m)

Family Room

12' 6" x 11' 11" (3.81m x 3.63m)

First Floor Landing

Main Bedroom

11' 9" x 10' 11" (3.58m x 3.33m)

Bedroom 2

12' 7" x 9' 10" (3.84m x 3.00m)

Bedroom 3

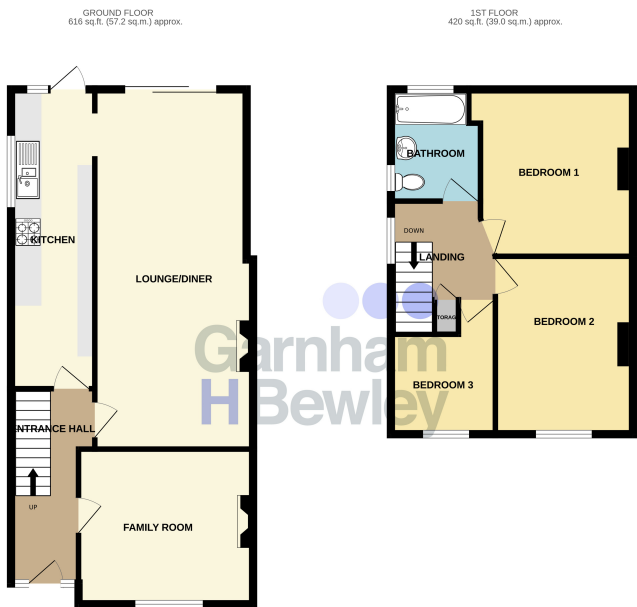
7' 6" x 7' 1" (2.29m x 2.16m)

Family Bathroom

8' 0" x 6' 5" (2.44m x 1.96m)

Outside Garden

Driveway



TOTAL FLOOR AREA - 1036 sq.ft. (96.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained herein, 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 shows approximate purposes only and should be used as such by any prospective purchaser. The services, spaces and appearance is not final, no other build and no guarantee as to their operability or efficiency can be given.
Drawn with Metagrip 12/2021



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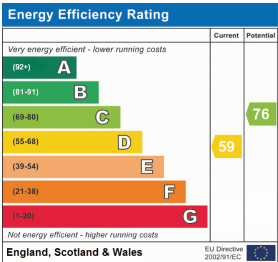


Nearest Stations:

East Grinstead Station — about 0.8 miles away
(National Rail)

Dormans Station — about 1.5 miles away
(National Rail)

Lingfield Station — about 2.8 miles away
(National Rail)



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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