15 Hamsey Road, Sharpthorne

East Grinstead
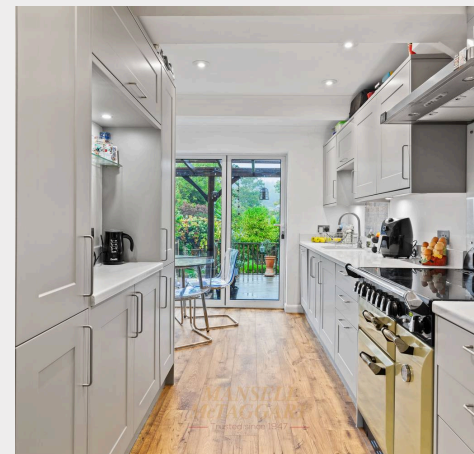
15 Hamsey Road

Sharpthorne, East Grinstead

Set in an established residential street an extended semi detached house with a light and well presented interior and a mature secluded rear garden The house was built of brick under a tiled roof in 1923 and has since been enlarged to provide a family home of over 1300 square feet (121 square metres) with flexible accommodation, positioned off the centre of Sharpthorne, with its local store and organic cafe, which is adjacent to the historic village of West Hoathly with its period Inn, parish church and popular primary school. There are rail services available from Haywards Heath, Gatwick Airport/Station and East Grinstead which provides supermarkets, sports amenities and a leisure centre. The larger and lively village of Forest Row is within four miles with an exceptional range of cafes, specialist stores, and bus service to a number of major towns. The M23 motorway can be accessed from the Crawley junction. The property has an entrance hall off which is the main bedroom with fitted wardrobes, bi fold doors to the terrace and garden. En suite wet room shower head, w.c. suite, and pedestal basin. The kitchen/breakfast room is well fitted with worktops with an inset 1 ½ bowl sink unit, cupboards and drawers under and recess/plumbing for a dishwasher. There are wall cupboards, inset microwave and cooker hood. Fitted kitchen dresser with cupboards and work surface. Bi fold doors to the rear garden. The sitting room has a brick fireplace with wood burner, fitted cupboards and access to the conservatory which has doors to the garden. On the first floor there are four bedrooms, two of which are interconnecting which could be combined to provide a much larger room, and the bathroom with a modern suite of panelled

Ground Floor
Approx. 70.3 sq. metres (757.1 sq. feet)

Conservatory
3.57m x 2.77m
(11'8" x 9'1")

Kitchen/Dining Room
6.35m x 3.14m
(20'10" x 10'4")

Living Room
4.90m x 3.63m
(16'1" x 11'11")

Bedroom 5
4.03m x 3.38m
(13'3" x 11'1")

Wet Room

First Floor
Approx. 51.2 sq. metres (551.3 sq. feet)

Bedroom 1
4.87m x 2.77m
(16' x 9'1")

Bathroom

Bedroom 2
2.25m x 3.53m
(7'5" x 11'7")

Bedroom 3
2.52m x 3.53m
(8'3" x 11'7")

Bedroom 4
1.97m (6'6") max
x 4.00m (13'1")

Total area: approx. 121.6 sq. metres (1308.4 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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