



## Bulldog Bank Top Road, Sharpthorne

Guide Price £425,000 - £450,000

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# Bulldog Bank Top Road

Sharpthorne, East Grinstead

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This three double bedroom, link-detached, family home is situated within the rural village of Sharpthorne. With stunning view from its elevated position, this property would be ideal for a variety of buyers due to the potential to extend and with fantastic links to East Grinstead Town, local schools, trains to London, as well as Gatwick Airport.

The ground floor briefly comprises: storm porch; spacious reception hall; downstairs cloakroom with low-level WC and wash hand basin; dual aspect living room; formal dining room with a view of the rear garden; fitted kitchen with a range of wall and base level units, sink and drainer, 4-ring hob, electric fan oven, space for white goods, door leading to the rear garden, far-reaching views and a large serving hatch to the dining room completes the ground floor.

The first floor comprises: a bright and airy landing with access to the loft space above; dual aspect master bedroom with fitted wardrobes; double guest bedroom with built-in wardrobes overlooking the front garden; a further double guest bedroom with a view to the side aspect as well as fitted storage cupboards; family bathroom with a low-level WC, wash hand basin and a double shower suite concludes the accommodation.



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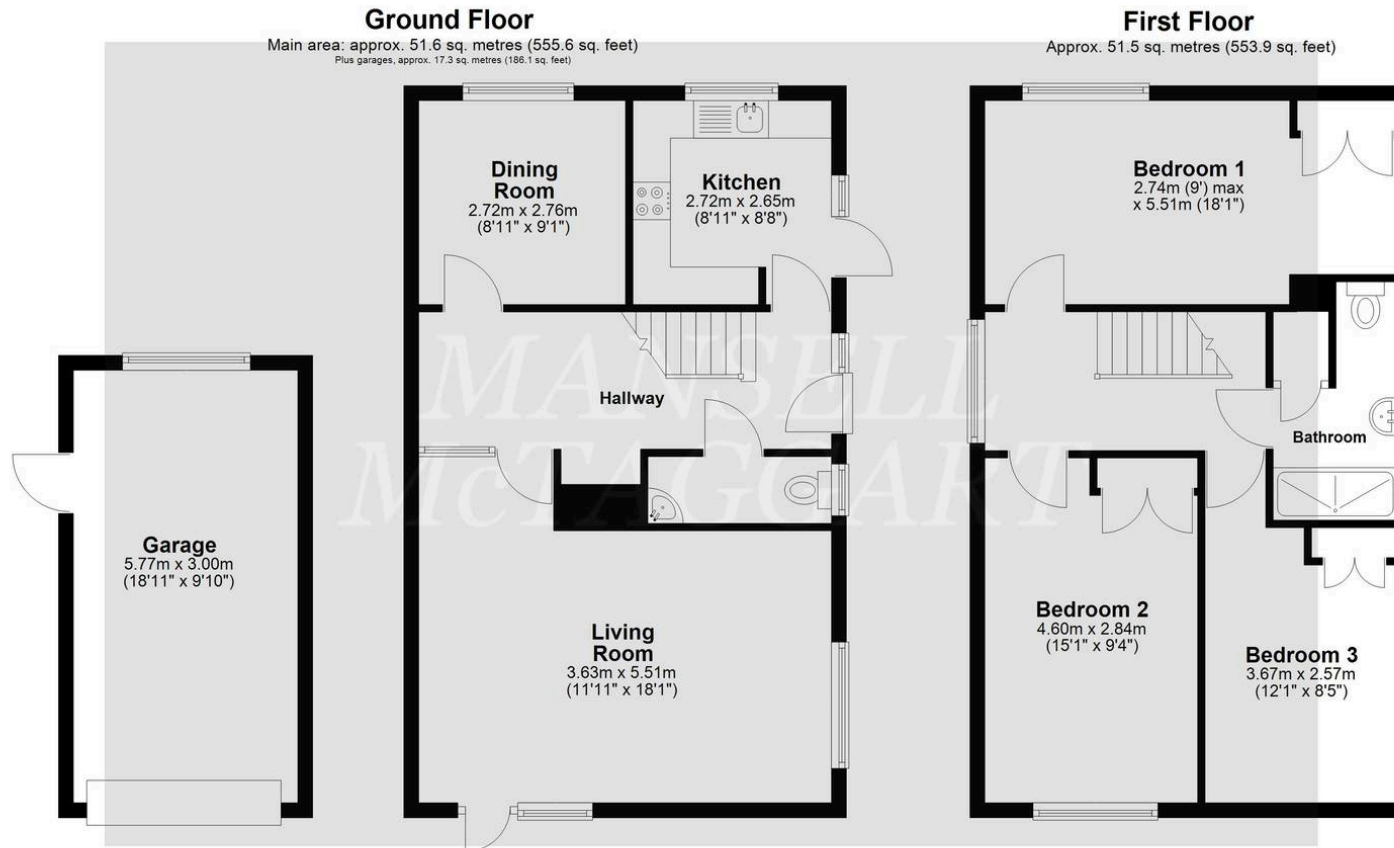
Externally, the property further benefits from driveway parking and an attractive front lawn leading to the single garage with up and over door. The rear garden is mostly laid to lawn with a patio abutting the rear of the property. The mature garden houses a variety of trees, shrubs and flowering plants set on this picturesque hillside.

Council Tax band: E

Tenure: Freehold

- Link-detached family home
- Private cul-de-sac
- Three double bedrooms
- Potential to extend (STPP)
- Well-tended rear garden
- Stunning views
- Driveway parking
- Single garage
- Short distance to East Grinstead Town
- Close proximity to local schools





Main area: Approx. 103.1 sq. metres (1109.5 sq. feet)  
Plus garages, approx. 17.3 sq. metres (186.1 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.

## Mansell McTaggart East Grinstead

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