

**OVER 60?**

Secure this property  
for up to **59% less!**



Video Tour available

**Guide Price**

**£525,000**

**Freehold**

3x  2x  2x 

Hamsey Road, Sharpthorne, East

Grinstead, West Sussex, RH19

**cubitt & west**  
Helping you move forwards



## Main features

- Detached bungalow set within a generous corner plot
- Scope to extend (subject to planning permissions)
- Garage and driveway parking
- Cul-de-sac location
- Close to local attractions such as Bluebell Railway

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 21'2 x 13'9 (6.46m x 4.19m)

Kitchen: 12'11 x 9'9 (3.94m x 2.97m)

Conservatory: 19'10 x 7'9 (6.05m x 2.36m)

Study: 11'8 x 5'8 (3.56m x 1.73m)

Bedroom 1: 14'4 x 9'3 (4.37m x 2.82m)

En-Suite Shower Room

Bedroom 2: 9'7 x 9'7 (2.92m x 2.92m)

Bedroom 3: 9'8 x 7'7 (2.95m x 2.31m)

Bathroom

### OUTSIDE

Front & Rear Gardens

Driveway Parking

Garage

**Call East Grinstead - 01342 314324 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

**Ground Floor**  
Approx. 111.7 sq. metres (1202.1 sq. feet)



20613602/20230531/JS/CB