



Eastbourne Road

South Godstone, Godstone, Surrey, RH9 8ET

Guide price £360,000

# Property Features

- Two Double Bedrooms
- Terraced House
- Fully Renovated
- Spacious Rooms
- Bi-Fold Doors to Rear Garden
- Gas Central Heating
- Double Glazed Throughout
- Two Allocated Parking Spaces
- Links to M23 & M25
- Tasteful Décor

# Full Description

Greenaway Residential Estate Agents are delighted to welcome this two bedroom terraced home to the sales market. In our opinion, the property has been renovated and maintained to the highest of standards, with a well kept garden and two allocated parking spaces. The property is within easy reach of the M23 and M25 and within very close proximity of the train station. A viewing of this property comes highly recommended.

Entering the property via the newly fitted front door and through the porch, you will enter into the hallway with doors leading to the kitchen and lounge and access via the stairs to the upstairs. The oversized lounge is neutrally decorated, with hard wood flooring, drop lighting and bi-folding doors over the well maintained rear garden with a decking area. The kitchen looks out to the front of the property and comprises of a range of matching base and eye level units with workspace over, integrated oven, gas hob, extractor unit, stainless steel sink with mixer tap and drainer and space for Fridge/freezer, washing machine and dryer.

Upstairs you will find the landing with glass balustrade and doors leading to both bedrooms and the bathroom. Bedroom one is oversized and found to the rear of the property with hardwood flooring, drop lighting and double glazed windows which bedroom two also has. Bedroom two, also a good sized double is found to the front aspect has built in wardrobes. The newly fitted bathroom comprises of a paneled bathtub with shower over and glass screen, pedestal handwash basin, low level WC, heated towel rail and wall fitted decorative spot lights. There is a partially boarded loft accessed from the landing.



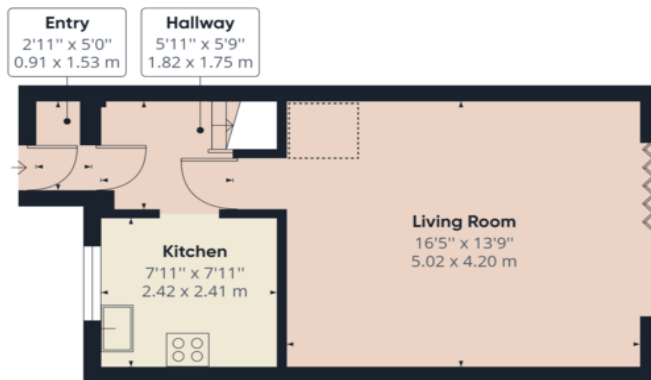
A viewing of this property is highly recommended to appreciate the style, standard, size and location. Please call one of our experienced sales team on 01342 777 977 to arrange an appointment.

### Directions

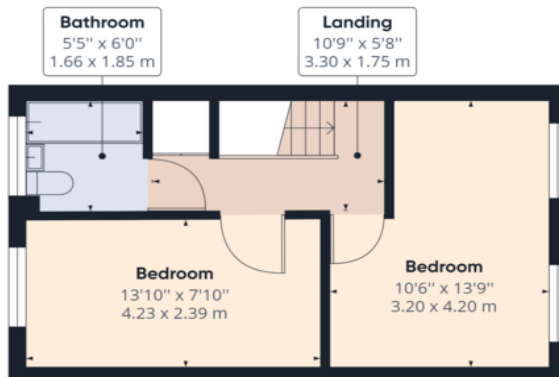
From our office in London Road proceed in a north westerly direction passing over the small roundabout onto Beeching Way. Follow the road round to the left and then merge into the right hand lane, then follow the road round to the right merging into the left hand lane, passing the petrol station and follow the road round to the left which then becomes London Road once again. At the roundabout take the first exit and stay on London Road (A22). Follow the A22 for approximately 7 miles and the property can be found on the righthand side, just after the Lagham Arms.



- Lounge – 16'5" x 13'9" (5.02 x 4.20m)**
- Bedroom 1 – 10'6" x 13'9" (3.2 x 2.39m)**
- Bedroom 2 – 13'10" x 7'10" (4.23 x 2.39m)**
- Bathroom – 5'55" x 6'0" (1.66 x 1.85m)**
- Kitchen – 7'11" x 7'11" (2.42 x 2.41m)**



Ground Floor



Floor 1

#### Approximate total area<sup>(1)</sup>

664.71 ft<sup>2</sup>  
61.75 m<sup>2</sup>

#### Reduced headroom

9.31 ft<sup>2</sup>  
0.86 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

88 London Road  
East Grinstead  
West Sussex  
RH19 1EP

[www.greenawayresidential.com](http://www.greenawayresidential.com)  
[eastgrinstead@greenawayresidential.com](mailto:eastgrinstead@greenawayresidential.com)  
01342 777977

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements