

Price:
£360,000

56 Estcots Drive, East Grinstead



- End of Terrace Family Home
- Three Bedrooms
- Bright & Spacious Lounge / Diner
- Fitted Kitchen & Bathroom
- Front & Rear Gardens
- Two Allocated Parking Spaces
- Within Close Proximity of Excellent Schools
- No Onward Chain

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



56 Estcots Drive, East Grinstead, West Sussex RH19 3DB

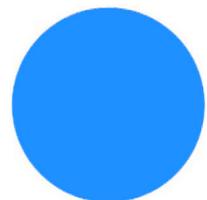
Situated on the ever-popular Estcots Estate, this well-presented three bedroom end of terrace home offers an excellent opportunity for families, first-time buyers or investors alike. The property is ideally located within easy reach of highly regarded primary and secondary schools, the open green spaces of East Court Playing Fields, and the charming East Grinstead High Street, renowned for its characterful Tudor buildings, shops, cafés and restaurants.

The accommodation is arranged over two floors and extends to approximately 676 sq ft (62.8 sq m). On the ground floor, an entrance hall provides access to useful storage cupboards and the staircase rising to the first floor. The hall leads through to a modern fitted kitchen overlooking the front of the property, while to the rear there is a spacious lounge/diner, offering a versatile living and entertaining space with direct access to the garden.

Upstairs, the first floor landing leads to three bedrooms, including a principal bedroom with built-in wardrobe space, a second double bedroom, and a third bedroom which would also make an ideal nursery, home office or study. A family bathroom completes the first floor accommodation.

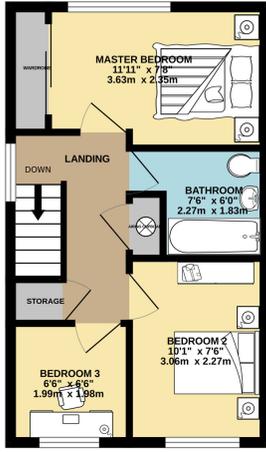
Outside, the property benefits from gardens to both the front and rear. The rear garden enjoys a southerly aspect, providing a sunny outdoor space ideal for relaxing or entertaining during the warmer months. To the rear of the garden are two allocated parking spaces, offering convenient off-street parking.

The property is offered to the market with the significant advantage of no onward chain, allowing for a potentially smooth and speedy purchase.



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1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



Accommodation

Ground Floor:

Kitchen:

8' 5" x 7' 8" (2.57m x 2.34m)

Lounge / Diner:

14' 0" x 15' 9" (4.27m x 4.80m)

First Floor:

Master Bedroom:

11' 11" x 7' 8" (3.63m x 2.34m)

Bedroom Two:

10' 1" x 7' 6" (3.07m x 2.29m)

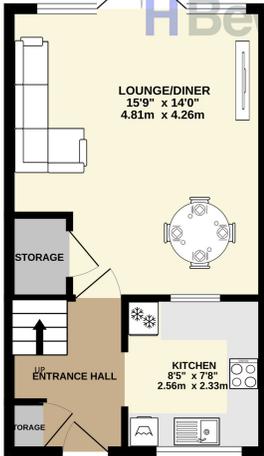
Bedroom Three:

6' 6" x 6' 6" (1.98m x 1.98m)

Bathroom:

7' 6" x 6' 0" (2.29m x 1.83m)

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



56 ESTCOTS DRIVE - FLOORPLAN

TOTAL FLOOR AREA: 676 sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Nearest Stations:

East Grinstead Station (0.9 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.4 miles)

Nearest Schools:

Sackville School - Ofsted: Good (0.2 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (0.7 miles)

The Meads Primary School - Ofsted: Good (0.9 miles)

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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