

Guide Price  
£600,000

£580,000

Garnham  
**H** Bewley

5 Blount Avenue, East Grinstead



- Detached Family Home
- Four Bedrooms
- Two Reception Areas
- Kitchen & Utility Room With WC
- Extended Ground Floor Living
- Four Piece Family Bathroom
- Generous Rear Gardens
- Garage & Driveway Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





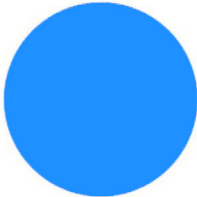
## 5 Blount Avenue, East Grinstead, West Sussex RH19 1JJ

Situated on the highly sought-after Blount Avenue, this spacious and largely well-presented four-bedroom detached home offers an exceptional opportunity for a growing or upsizing family. With generous living space, a beautifully maintained rear garden, and a versatile layout, this property combines comfort, practicality, and location to create a truly desirable family residence.

Upon entering the property, you are welcomed by a bright and inviting porch that leads into a spacious entrance hallway – setting the tone for the space and flow this home offers throughout. To the front of the property, the large lounge offers a comfortable and relaxing space for the whole family, complete with a feature fireplace and ample room for seating. The heart of the home lies to the rear where you'll find an extended family/dining room – a fantastic open-plan space ideal for entertaining, family meals, or simply enjoying views over the garden. The adjoining kitchen is well-equipped and functional, with potential for further modernisation to suit your personal style. A separate utility area with WC provides convenient additional space for laundry and storage.

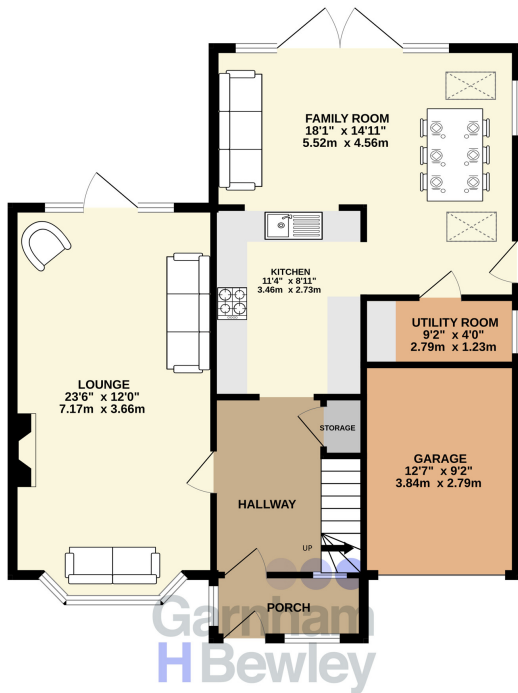
The first floor is home to four well-proportioned bedrooms, all of which are generous in size and benefit from good natural light. The main family bathroom is fitted with a four-piece suite including a separate shower and bath, offering both comfort and convenience for modern family life. Externally, the property continues to impress. The rear garden is beautifully maintained – a peaceful, private haven with mature planting, a lawned area, and space for outdoor dining and play. Whether you're entertaining guests or simply enjoying a quiet evening outdoors, this garden is a real highlight. To the front of the property, a driveway provides off-road parking and access to the garage, offering both convenience and practicality. Blount Avenue is a well-regarded residential street popular with families, thanks to its proximity to highly rated local schools, convenient access to the town centre, and excellent transport links – including nearby train stations, ideal for commuting. A range of local amenities, parks, and green spaces are also within easy reach.

This property presents a fantastic opportunity for buyers looking for a spacious, detached home in a superb location. With four good-sized bedrooms, multiple reception areas, a generous garden, and only some light modernisation required in places, it's a home you can move into and make your own over time. Don't miss the chance to secure this superb family home – early viewing is highly recommended.

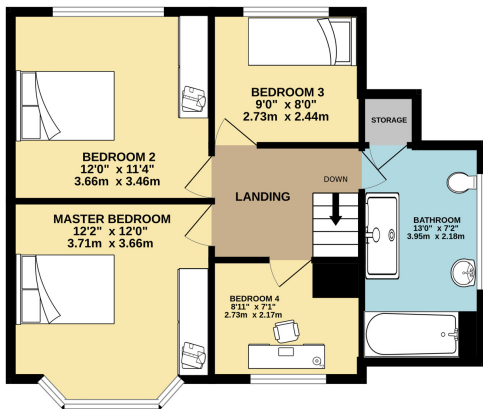


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GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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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# Accommodation

## Ground Floor

### Porch

### Hallway

### Lounge

23' 6" x 12' 0" (7.16m x 3.66m)

### Kitchen

11' 4" x 8' 11" (3.45m x 2.72m)

### Utility Room

9' 2" x 4' 0" (2.79m x 1.22m)

### Family Room

18' 1" x 14' 11" (5.51m x 4.55m)

### Garage

12' 7" x 9' 2" (3.84m x 2.79m)

## First Floor

### Master Bedroom

12' 2" x 12' 0" (3.71m x 3.66m)

### Bedroom Two

12' 0" x 11' 4" (3.66m x 3.45m)

### Bedroom Three

9' 0" x 8' 0" (2.74m x 2.44m)

### Bedroom Four

8' 11" x 7' 1" (2.72m x 2.16m)

### Bathroom

13' 0" x 7' 2" (3.96m x 2.18m)

### Outside

### Front & Rear Gardens

### Garage & Driveway



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#### NEAREST TRAIN STATIONS

East Grinstead Station - 0.2 miles

Dormans Station - 2.2 miles

Lingfield Station - 3.5 miles

#### NEAREST SCHOOLS

St Peter's Catholic Primary School - 0.2 miles

Halsford Park Primary School - 0.4 miles

St Mary's CofE Primary School, East Grinstead - 0.4 miles

Imberhorne School - 0.7 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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