

Offers in Excess of:

£625,000

Garnham  
H Bewley

41 Sunnyside Close, East Grinstead



- Four Bedrooms
- Open Plan Kitchen / Dining Room
- Downstairs Cloakroom
- En-suite to Master Bedroom
- Separate Shower Room
- Driveway & Garden
- Front and Rear Gardens
- Private Road

For further information contact Garnham H Bewley:

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## 41 Sunnyside Close, East Grinstead, West Sussex RH19 4QW

Built by renowned housebuilders Crownwood Estates, this beautifully presented home on Sunnyside Close is set in the historic market town of East Grinstead, West Sussex, within easy walking distance of the High Street and the mainline train station. Offering generous and flexible accommodation arranged over three floors, it provides the ideal balance of modern convenience and comfortable family living.

The ground floor features a bright and spacious kitchen/dining room, thoughtfully designed with a central island, stone worktops, integrated appliances and bespoke bi-fold doors that open onto the landscaped rear garden. A welcoming lounge, connected through a feature alcove, offers an additional versatile living space. Also on this level is a contemporary cloakroom positioned at the front of the property, fitted with a vanity unit, low-level WC, radiator, extractor fan and modern flooring. Externally, the property also benefits from a garage.

On the first floor, the principal bedroom enjoys a peaceful front aspect and leads through to a desirable dressing room and modern en-suite. A further bedroom overlooking the garden, along with a well-appointed family bathroom featuring a sleek suite, heated towel rail, tiled finishes and spot lighting, completes this level.

The top floor provides two additional double bedrooms—one enjoying panoramic front-facing views and the other overlooking the garden—accompanied by a contemporary shower room with a walk-in cubicle, rainfall and handheld shower, vanity unit, WC and stylish tiling.

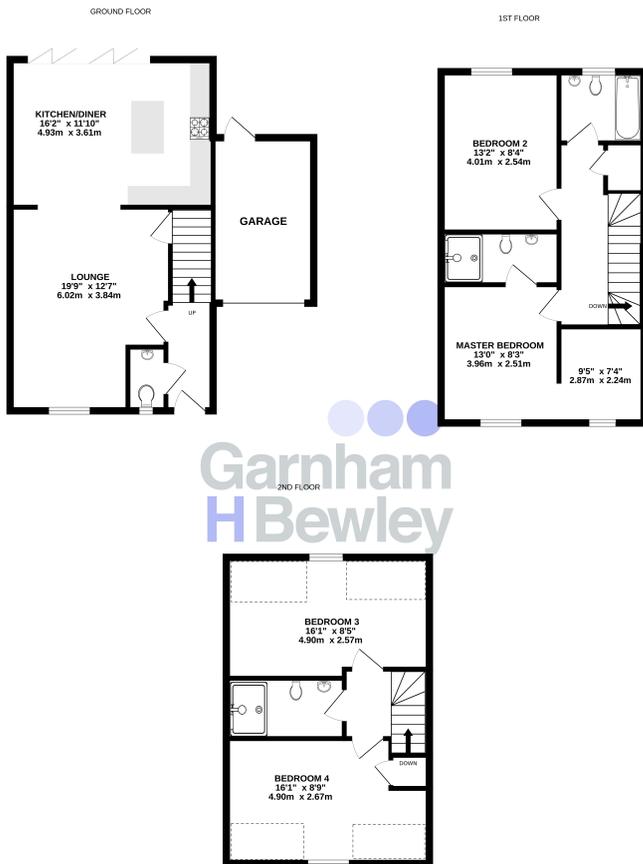
Outside, the property has the luxury of driveway parking, area of lawn, garage and generous sized rear garden with a patio.

Situated on the outskirts of this thriving market town—celebrated for its charming architecture and recognised as the capital of the High Weald Area of Outstanding Natural Beauty—the home offers both convenience and tranquillity. With the stunning Ashdown Forest close by, residents can enjoy beautiful countryside walks and outdoor recreation, all within easy reach of excellent transport links and local amenities.



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## Entrance Hall

## Downstairs Cloakroom

## Lounge

19' 9" x 12' 7" (6.02m x 3.84m)

## Kitchen / Dining Room

16' 2" x 11' 10" (4.93m x 3.61m)

## First Floor

## Master Bedroom

13' 0" x 8' 3" (3.96m x 2.51m)

## Dressing Room

9' 5" x 7' 4" (2.87m x 2.24m)

## En-suite

## Bedroom 2

13' 2" x 8' 4" (4.01m x 2.54m)

## Family Bathroom

## Second Floor

## Bedroom 3

16' 1" x 8' 5" (4.90m x 2.57m)

## Bedroom 4

16' 1" x 8' 9" (4.90m x 2.67m)

## Separate Shower Room

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 RAILWAY STATIONS

East Grinstead Station

0.7 miles

Dormans Station

2.8 miles

Lingfield Station

4.2 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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