

£400,000

23 Chequer Road, East Grinstead



- Three bedroomed family home
- Fabulous accommodation
- Impressive kitchen opening to the dining area
- Family bathroom and laundry room
- Great, useful attic space
- Two large cabins ideal for working from home
- Town centre location
- Offered in superb decorative order

For further information contact Garnham H Bewley:

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



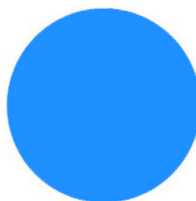
## 23 Chequer Road, East Grinstead, West Sussex RH19 3BW

Garnham H Bewley are delighted to present to the market this charming and characterful three-bedroom semi-detached home is in excellent decorative order and offers a prime town centre location. The property boasts an impressive kitchen that opens into a spacious dining area, perfect for family gatherings or entertaining guests. Outside, the garden features two large cabins, both with power and light, and one even has a water supply. There are two seating areas in the garden, providing plenty of options for outdoor relaxation.

Upon entering, the ground floor includes a cosy lounge at the front of the property, complete with a stunning cast iron fireplace, built-in storage, and a large window. The dining room, which offers access to the garden has a side window and convenient under-stair storage, the dining area leads into the fabulous kitchen. The stunning kitchen is fully fitted with a range of units, including granite work surfaces, an inset 1.5 sink / drainer, space for a range cooker and American-style fridge/freezer, tiled floor, under unit lighting and a built-in dishwasher. A window at the rear offers an outlook of the garden.

Upstairs, the first floor features a generously sized master bedroom at the front of the house, with a large window that floods the room with natural light. Bedrooms two and three are located at the rear, with bedroom two offering the added benefit of a useful laundry room and separate W.C. The family bathroom is beautifully fitted with modern fixtures. There is also a useful loft space, complete with a Velux window, perfect for extra storage.

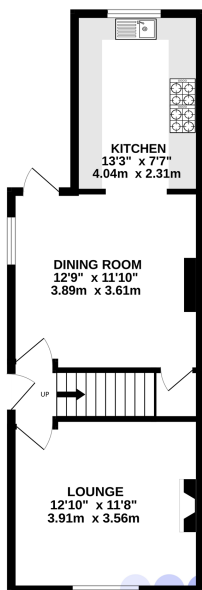
Externally, the property benefits from permit parking, a side gate providing access to the landscaped garden, which is both low-maintenance and private. The garden features artificial grass and two large log cabins, offering versatile space for work, storage, or hobbies. The location is ideal, with the town centre just a short walk away, and the mainline railway station is within close proximity. Popular primary and secondary schools are also nearby, making this a perfect family home.



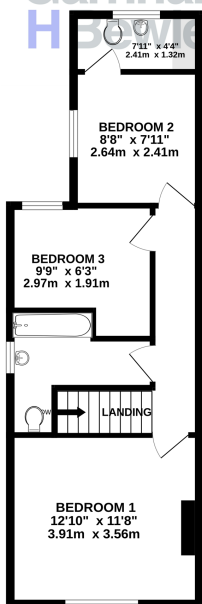
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GROUND FLOOR



1ST FLOOR



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

## Entrance Hall

### Living Room

12' 10" x 11' 8" (3.91m x 3.56m)

### Dining Room

12' 9" x 11' 10" (3.89m x 3.61m)

### Kitchen

13' 3" x 7' 7" (4.04m x 2.31m)

## First Floor

### Bedroom 1

12' 10" x 11' 8" (3.91m x 3.56m)

### Bedroom 2

8' 8" x 7' 11" (2.64m x 2.41m)

### Bedroom 3

9' 9" x 6' 3" (2.97m x 1.91m)

## Family Bathroom

## Laundry / W.C

## Attic Space

14' 2" x 12' 8" (4.32m x 3.86m)



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NEAREST STATIONS

East Grinstead Station - 0.1 miles

Dormans Station - 2.2 miles

Lingfield Station - 3.5 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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