

£280,000

209 Estcots Drive, East Grinstead



- Brand New 125 Year Lease
- Open Plan Kitchen / Living Area
- Parking For 5 Cars +
- Private Garden Space
- Close Proximity To Town
- Close to Excellent Primary and Secondary Schools
- Two Bathrooms

For further information contact Garnham H Bewley:

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





## 209 Estcots Drive, East Grinstead, West Sussex RH19 3YP

Garnham H Bewley are delighted to present to the market this modern three bedroom ground floor flat, which is being sold with a BRAND NEW 125 year lease. Located in the heart of the Estcots estate this property is walkable to East Grinstead High Street and mainline Railway station and is situated close to the ever-popular Estcots Primary & Sackville Secondary Schools. The property benefits from spacious accommodation, a secluded garden and an abundance of off-road parking.

The accommodation consists of entrance from the rear of the property which leads into a large open-plan kitchen / living space. The kitchen is fitted with a range of base and eye-level units and offers plenty of work surface space and sink with drainer. There is easily space for Fridge/Freezer, Dishwasher & Washing Machine. The kitchen window looks out onto a beautiful private garden. The lounge/living area is set open-plan off of the kitchen and has been newly decorated by the current owners. At the front of the property are two double bedrooms and shower room. At the rear of the property is a separate bathroom and a smaller single bedroom which could also be used as a study.

Outside, the garden has been laid with astro-turf and offers a hassle-free and low maintenance space to relax in the sun. The garden comes complete with three separate sheds, providing plenty of storage.

There is an abundance of parking, the property comes with allocated parking for at least five cars.



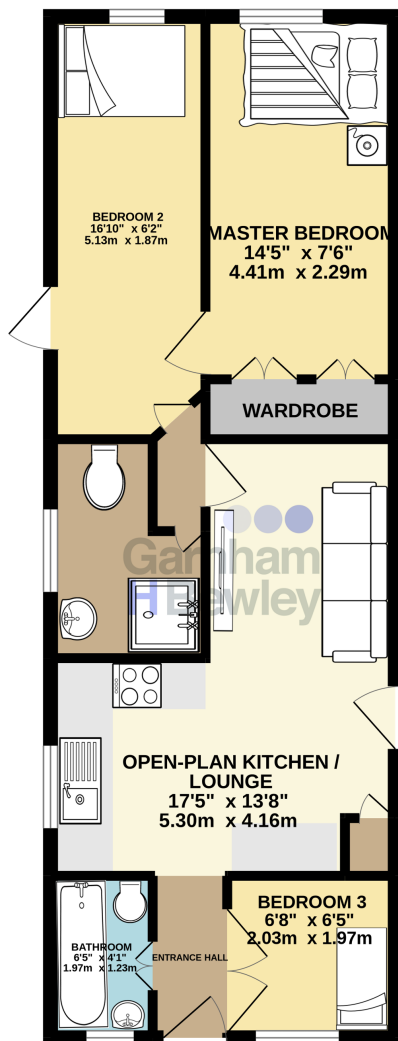
Welcome  
Home



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GROUND FLOOR  
555 sq.ft. (51.6 sq.m.) approx.

# Accommodation



## Ground Floor:

**Open-Plan Kitchen / Lounge**  
13' 8" x 17' 5" (4.17m x 5.31m)

**Master Bedroom**  
7' 6" x 14' 5" (2.29m x 4.39m)

## Bedroom Two

**Bedroom 3**  
6' 8" x 6' 5" (2.03m x 1.96m)

**Bathroom**  
4' 1" x 6' 5" (1.24m x 1.96m)

**Shower Room**  
6' 2" x 8' 9" (1.88m x 2.67m)

TOTAL FLOOR AREA : 555 sq.ft. (51.6 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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East Grinstead Station: 1.0 mile  
Dormans Station: 2.0 miles  
Lingfield Station: 3.4 miles

## East Grinstead 01342 410227

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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