

Price

£225,000

Garnham  
H Bewley

10 Maple Drive, East Grinstead



- One double bedroom with fitted wardrobes
- Bright lounge/diner with dual-aspect windows
- Fitted kitchen with space for appliances
- Bathroom with shower over bath
- Private garden
- Resident parking
- Quiet cul-de-sac location
- No onward chain

For further information contact Garnham H Bewley:

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





## 10 Maple Drive, East Grinstead, West Sussex RH19 3UR

Garnham H Bewley are delighted to present to the market this well-presented one bedroom cluster house, located in the highly sought-after Estcots estate. Offered to the market with no onward chain, this property features a bright lounge/dining room, fitted kitchen, double bedroom with wardrobes, private garden and ample resident parking—ideal for first-time buyers, investors, or those looking to downsize.

The ground floor comprises an entrance into the spacious lounge/dining room, with windows to both front and side aspects allowing for plenty of natural light. A spiral staircase leads to the first floor. The kitchen is fitted with a range of wall and base units, work surfaces, sink with drainer, electric hob and oven, and space for a fridge/freezer and washing machine. A window to the front aspect completes the space.

Upstairs, the double bedroom benefits from dual-aspect windows, fitted double wardrobe, and airing cupboard. The bathroom includes a panel-enclosed bath with shower overhead, wash hand basin, low level W.C., part tiled walls and a window to the front aspect.

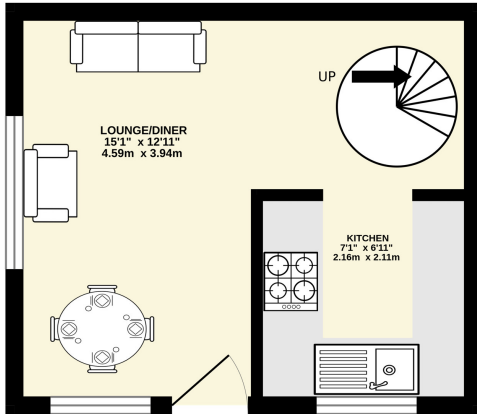
Outside, there is a private garden, a brick-built external cupboard for storage, and a path leading to the front door and side gate. Generous resident parking is available nearby. Located within the desirable Estcots area, this home is within easy reach of local schools, shops and East Grinstead town centre.



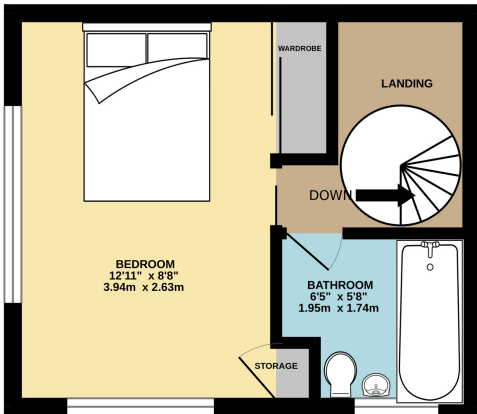
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GROUND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



**Garnham  
H Bewley**  
1ST FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 410 sq.ft. (38.1 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

#### Lounge / Diner

15' 1" x 12' 11" (4.60m x 3.94m)

#### Kitchen

7' 1" x 6' 11" (2.16m x 2.11m)

### First Floor

#### Master Bedroom

12' 11" x 8' 8" (3.94m x 2.64m)

#### Bathroom

6' 5" x 5' 8" (1.96m x 1.73m)

#### Outside

#### Private Garden



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## NEAREST STATIONS

East Grinstead Station - 0.9 miles

Dormans Station - 2.0 miles

Lingfield Station - 3.4 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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