

Guide Price

£925,000

Garnham  
H Bewley

Sandy Lane, East Grinstead



- Detached Family Home
- Four Bedrooms & Two Bathrooms
- Three / Four Reception Rooms
- Double Garage With Storage Above
- Large & Private Plot
- Gated Driveway for Multiple Cars
- No Onward Chain
- Close To Town & Station

For further information contact Garnham H Bewley:

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





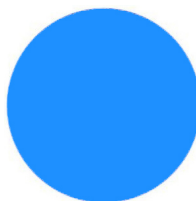
## Tall Trees, Sandy Lane, East Grinstead, West Sussex RH19 3LP

Ideally situated just a short walk from the town centre, local schools, and the train station, this substantial four-bedroom detached property offers a fantastic opportunity for those seeking space, privacy, and the chance to put their own stamp on a family home.

While the property requires some updating throughout, it offers excellent proportions and a highly versatile layout to suit a range of needs. Approached via a gated driveway with parking for multiple vehicles, the home includes a large double garage complete with a spacious storage area above—perfect for use as a workshop, hobby room, or potential conversion (subject to planning).

Internally, the property welcomes you with a generous porch and an inner hallway that creates a sense of space from the moment you enter. The ground floor features a large lounge that opens into a bright conservatory, ideal for relaxing or entertaining all year round. The spacious kitchen/diner flows into an additional garden room, offering lovely views of the rear garden and providing flexible living space. A separate utility room adds to the home's practical appeal. Also on the ground floor is a well-proportioned double bedroom and a modern shower room—making it ideal for guests, extended family, or even as a home office.

Upstairs, a large landing provides access to three further bedrooms and a family bathroom, all offering comfortable accommodation and potential for reconfiguration if desired. Externally, the property boasts a generous and private rear garden, offering plenty of space for outdoor entertaining, children's play areas, or future landscaping projects. The garden's mature screening ensures a high level of seclusion and tranquillity. Offering excellent potential in a sought-after location, this is a rare opportunity to acquire a spacious family home with great bones, a flexible layout, and the chance to modernise to your own taste.



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# Accommodation

GROUND FLOOR  
1873 sq.ft. (174.0 sq.m.) approx.



1ST FLOOR  
1077 sq.ft. (100.1 sq.m.) approx.



TOTAL FLOOR AREA : 2950 sq.ft. (274.1 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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## Ground Floor

### Porch

### Inner Hallway

### Lounge

23' 0" x 21' 0" (7.01m x 6.40m)

### Kitchen

18' 1" x 12' 0" (5.51m x 3.66m)

### Utility Room

9' 10" x 5' 3" (3.00m x 1.60m)

### Garden Room

12' 1" x 7' 11" (3.68m x 2.41m)

### Garden Room

16' 0" x 12' 1" (4.88m x 3.68m)

### Conservatory

9' 2" x 7' 0" (2.79m x 2.13m)

### Bedroom

15' 10" x 11' 0" (4.83m x 3.35m)

### Shower Room

6' 2" x 6' 0" (1.88m x 1.83m)

### Double Garage

17' 0" x 17' 0" (5.18m x 5.18m)

## First Floor

### Landing / Office Area

### Bedroom

14' 10" x 13' 6" (4.52m x 4.11m)

### Bedroom

11' 2" x 7' 3" (3.40m x 2.21m)

### Bedroom

11' 2" x 7' 3" (3.40m x 2.21m)

### Bathroom

13' 7" x 6' 1" (4.14m x 1.85m)



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## NEAREST STATIONS

East Grinstead Station - 0.5 miles

Dormans Station - 2.0 miles

Lingfield Station - 3.3 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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