

Guide Price

£450,000

Garnham
H Bewley

103 Charlwoods Road, East Grinstead



- Semi-Detached Family Home
- Three Good Size Bedrooms
- Open Plan Lounge / Diner
- Separate Kitchen
- Garage & Driveway Parking For Two Cars
- Generous Corner Plot
- Opportunity To Extend & Update (STPP)
- Close To Town, Station & Schools

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



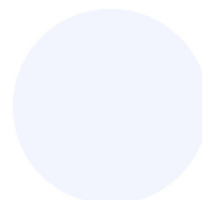
103 Charlwoods Road, East Grinstead, West Sussex RH19 2JE

Situated on a generous corner plot and offered to the market for the first time in over 50 years, this three-bedroom home presents an excellent opportunity for buyers seeking a property with scope to improve and extend (subject to the necessary planning permissions).

Offering well-balanced accommodation across two floors, the property does require modernisation throughout, but provides a fantastic canvas to create a stylish and comfortable family home tailored to individual tastes. The ground floor comprises a welcoming entrance hall leading through to a well-proportioned lounge, ideal for relaxing and entertaining, alongside a separate dining room providing a more formal space for family meals. The kitchen sits to the rear and offers direct access to a bright conservatory, which overlooks the garden and adds valuable additional living space. There is also useful storage incorporated within the layout.

To the first floor, the property offers three bedrooms, including a generous principal bedroom and two further rooms suitable for children, guests, or home office use. A family bathroom and additional storage complete the upstairs accommodation. Externally, the property benefits from its prominent corner position, offering clear potential to extend to the side, subject to planning consent. T

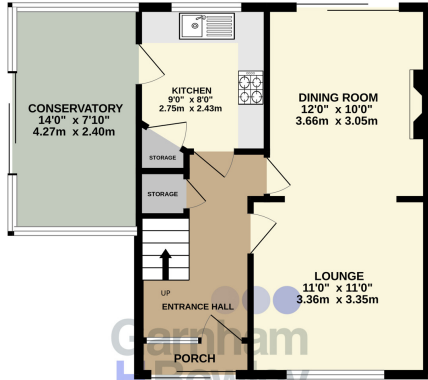
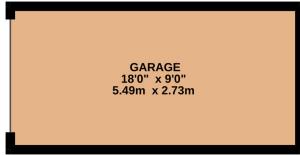
he rear garage is accessed via a double-length driveway, providing ample off-road parking. Conveniently located for access to well-regarded schools, the town centre, and the mainline railway station, this property combines strong potential with a highly desirable setting, making it an ideal purchase for families, investors, or those looking to add value.



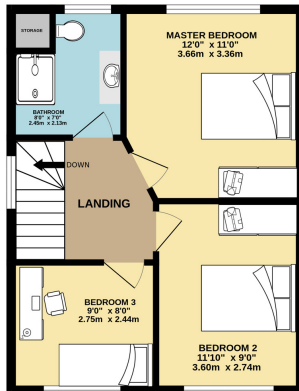
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GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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

Porch

Entrance Hallway

Lounge

11' 0" x 11' 0" (3.35m x 3.35m)

Dining Room

12' 0" x 10' 0" (3.66m x 3.05m)

Kitchen

9' 0" x 8' 0" (2.74m x 2.44m)

Conservatory

14' 0" x 7' 10" (4.27m x 2.39m)

First Floor

Master Bedroom

12' 0" x 11' 0" (3.66m x 3.35m)

Bedroom Two

11' 10" x 9' 0" (3.61m x 2.74m)

Bedroom Three

9' 0" x 8' 0" (2.74m x 2.44m)

Bathroom

8' 0" x 7' 0" (2.44m x 2.13m)

Outside

Garage

Front & Rear Gardens



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NEAREST TRAIN STATIONS

East Grinstead Station - 0.8 miles

Dormans Station - 1.4 miles

Lingfield Station - 2.8 miles

NEAREST SCHOOLS

Blackwell Primary School - 0.2 miles

St Mary's CofE Primary School, East Grinstead - 0.5 miles

Baldwins Hill Primary School, East Grinstead - 0.5 miles

Estcots Primary School - 0.9 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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