Garnham H Bewley

Price:

£525,000

29 Newick Way, East Grinstead

- Modern Semi-Detached Family Home
- Three Double Bedrooms
- Contemporary Open-Plan Kitchen / Living Space
- Tastefully Finished Bathroom, Ensuite & WC
- Private Rear Garden
- Driveway & Garage
- Close Proximity to the Worth Way
- Close to Excellent Primary and Secondary Schools

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

29 Newick Way, East Grinstead, West Sussex RH19 1RN

Located on the popular and family-friendly Oaks development and constructed in 2013 by Crest Nicholson, this modern three-bedroom semi-detached family home combines contemporary living with a highly convenient location. Positioned on the edge of the Worth Way bridlepath, it offers easy access to scenic cycling and walking routes, with East Grinstead station just a 5-minute cycle away. The development is well regarded for its safe, community-focused atmosphere and features a large green with a children's play area directly in front of the property. Excellent primary and secondary schools, along with a range of local amenities, are also close at hand.

On entering, a bright and welcoming hallway provides access to a useful cloakroom/WC, with stairs rising to the first floor and storage beneath. To the right, the home opens into an impressive open-plan kitchen/living area, designed to offer both functionality and comfort. The front-facing kitchen is sleek and modern, fitted with integrated appliances including a fridge freezer, washing machine, dishwasher, induction hob, electric oven, and a stainless-steel sink-and-a-half with drainer. A large window fills the space with natural light. The spacious living area sits at the rear and features a charming log burner, creating a warm focal point. Bi-fold doors span the back wall, opening onto the rear garden and providing an excellent flow for summer entertaining.

Upstairs, there are three double bedrooms. The master bedroom benefits from bespoke fitted wardrobes and a stylish en-suite shower room. The family bathroom, positioned at the front of the home, is fitted with a panel-enclosed bath, WC and wash hand basin.

The rear garden enjoys plenty of sunshine and offers a patio area and a lawn—ideal for family life. To the front, a driveway leads to a garage with an electric up-and-over door, a generous pitched roof suitable for storage, and a rear access door to the garden. There is also potential to convert the garage (subject to planning permission).

A beautifully presented, well-located home offering modern design, family-friendly surroundings and excellent access to transport links and amenities.

Welcome Home

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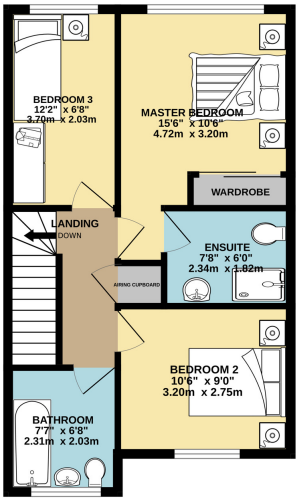
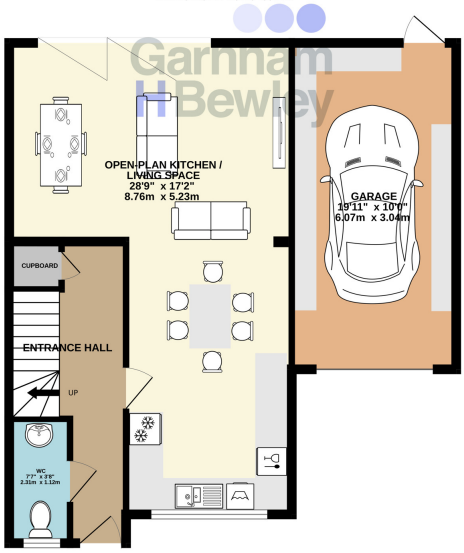
1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



29 NEWICK WAY - FLOORPLAN

TOTAL FLOOR AREA : 1181 sq.ft. (109.8 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:
WC:
3' 8" x 7' 7" (1.12m x 2.31m)

Open-Plan Kitchen / Living Space
17' 2" x 28' 9" (5.23m x 8.76m)

First Floor:
Master Bedroom:
15' 6" x 10' 6" (4.72m x 3.20m)

Ensuite:
7' 8" x 6' 0" (2.34m x 1.83m)

Bedroom Two:
9' 0" x 10' 6" (2.74m x 3.20m)

Bedroom Three:
6' 8" x 12' 2" (2.03m x 3.71m)

Bathroom:
6' 8" x 7' 7" (2.03m x 2.31m)

Outside:
Garage:
10' 0" x 19' 11" (3.05m x 6.07m)

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Nearest Stations:

East Grinstead Station (0.7 miles)

Dormans Station (2.4 miles)

Lingfield Station (3.6 miles)

Nearest Schools:

St Peter's Catholic Primary School - Ofsted: Good (0.3 miles)

Imberhorne School - Ofsted: Good (0.5 miles)

Halsford Park Primary School - Ofsted: Good (0.4 miles)

St Mary's CofE Primary School - Ofsted: Good (0.7 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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