

Guide Price

£625,000

Garnham  
H Bewley

7 Dexter Drive, East Grinstead



- Four Bedroom Detached Family Home
- Three Reception Rooms
- Separate Kitchen With Utility Room
- Garage & Driveway Parking For Two Cars
- Spacious South Facing Garden
- Two Bathrooms & Downstairs W/C
- Close To The Town Centre
- Close To Mainline Railway Station

For further information contact Garnham H Bewley:

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



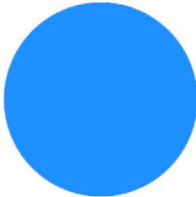


## 7 Dexter Drive, East Grinstead, West Sussex RH19 4SU

Located in a peaceful cul-de-sac just a short walk from the town centre and train station, this spacious four-bedroom detached family home offers an excellent opportunity for those seeking generous accommodation and the chance to add their own personal touch. With a versatile layout, a large south-facing garden, and fantastic potential throughout, this property is ideal for growing families and commuters alike.

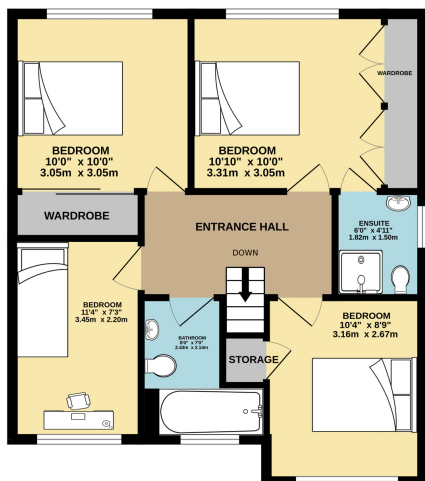
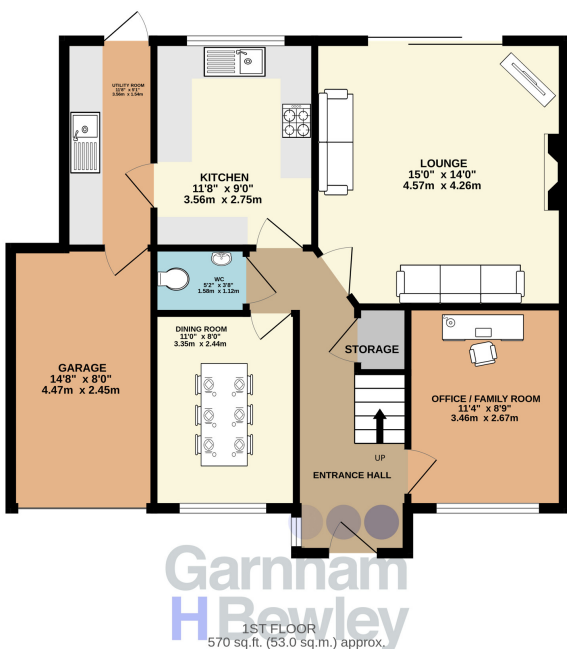
Upon entering, you are welcomed by a bright entrance hall leading to three well-proportioned reception rooms. The large lounge provides a warm and inviting space for everyday relaxation, while the separate family room/office offers valuable flexibility for home working, play, or hobbies. The formal dining room is perfect for hosting gatherings and family meals. To the rear, the kitchen overlooks the attractive garden and is accompanied by a practical utility room, offering additional storage and workspace. Completing the ground floor is a convenient downstairs WC and access to the integral garage, providing secure parking or potential for conversion subject to planning.

The first floor boasts four generous bedrooms. Bedroom 1 benefits from its own en-suite shower room, adding privacy and comfort, while both Bedroom 1 and Bedroom 2 feature built-in wardrobes, ensuring ample storage space. The remaining bedrooms are well-sized and suitable for children, guests, or use as additional office space. A spacious family bathroom serves the rest of the household. Outside, the property truly excels with its expansive south-facing rear garden, offering plenty of room for outdoor dining, children's play, or gardening projects. The front of the home provides parking for two cars in addition to the garage. Although some modernisation is required, this property presents an exceptional opportunity to create a beautifully tailored family home in a sought-after location. With generous room sizes, flexible living spaces, and superb proximity to local amenities and transport links, this home is not to be missed. Early viewing is highly recommended.



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GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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

#### Entrance Hallway

#### Lounge

15' 0" x 14' 0" (4.57m x 4.27m)

#### Dining Room

11' 0" x 8' 0" (3.35m x 2.44m)

#### Office/Family Room

11' 4" x 8' 9" (3.45m x 2.67m)

#### Kitchen

11' 8" x 9' 0" (3.56m x 2.74m)

#### Utility Room

11' 8" x 5' 1" (3.56m x 1.55m)

#### Downstairs WC

5' 2" x 3' 8" (1.57m x 1.12m)

### First Floor

#### Master Bedroom

10' 10" x 10' 0" (3.30m x 3.05m)

#### Ensuite

6' 0" x 4' 11" (1.83m x 1.50m)

#### Bedroom Two

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

#### Bedroom Three

10' 4" x 8' 9" (3.15m x 2.67m)

#### Bedroom Four

11' 4" x 7' 3" (3.45m x 2.21m)

#### Bathroom

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

#### Outside

#### Rear Garden

#### Garage & Driveway



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#### NEAREST TRAIN STATIONS

East Grinstead Station - 0.3 miles

Dormans Station - 2.4 miles

Lingfield Station - 3.7 mile

#### NEAREST SCHOOLS

The Meads Primary School - 0.4 miles

St Mary's CofE Primary School, East Grinstead - 0.7 miles

Blackwell Primary School - 0.9 miles

St Peter's Catholic Primary School - 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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