

Offers in Excess of:

£430,000

Garnham
H Bewley

21 Hackenden Close, East Grinstead



- Semi-Detached Family Home
- Three Bedrooms
- Tastefully Fitted Kitchen & Bathroom
- Two Reception Rooms & Conservatory
- Large Southerly Facing Garden
- Driveway & Garage
- Close to Excellent Schools
- No Onward Chain

For further information contact Garnham H Bewley:

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



21 Hackenden Close, East Grinstead, West Sussex RH19 3DR

A Well-Presented Three Bedroom Semi-Detached Home in a Sought-After Location – No Onward Chain.

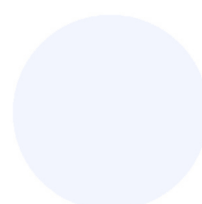
Situated in a popular residential close and within comfortable walking distance of East Grinstead's historic Tudor High Street, highly regarded primary and secondary schools, and the open green spaces of East Court Playing Fields and Town Hall, this attractive three bedroom semi-detached home occupies a generous southerly facing corner plot and is offered to the market with no onward chain.

The property is entered via a welcoming hallway. To the right is a bright and spacious lounge featuring a large front-facing window and a charming log-burning stove, creating a warm and inviting living space. The lounge flows through to a dining room, which benefits from a serving hatch through to the kitchen, ideal for entertaining and family living. To the rear of the property, accessed from the dining room, is a large conservatory enjoying views over and access to the garden, providing an excellent additional reception space. The kitchen is fitted with a range of units and offers space for a washing machine and an American-style fridge freezer. A side door provides convenient external access, and a window looks through into the conservatory, allowing plenty of natural light.

Upstairs, the accommodation comprises three bedrooms, including two generous doubles and a single bedroom. Bedroom two benefits from built-in wardrobes. The family bathroom is tastefully fitted with a panel-enclosed bath with shower over, wash hand basin, low-level WC and heated towel rail, and enjoys dual-aspect windows. The landing features a large window and provides access to the loft.

Externally, the property boasts a substantial, southerly facing corner plot garden, predominantly laid to lawn and ideal for families or keen gardeners. To the front, a driveway provides parking for two vehicles and leads to a garage equipped with light and power.

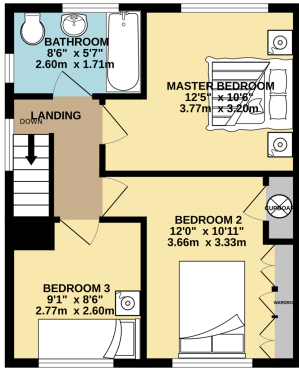
This delightful home offers spacious and versatile accommodation in a highly convenient and desirable location, making it an excellent opportunity for families and buyers seeking a property close to the heart of East Grinstead.



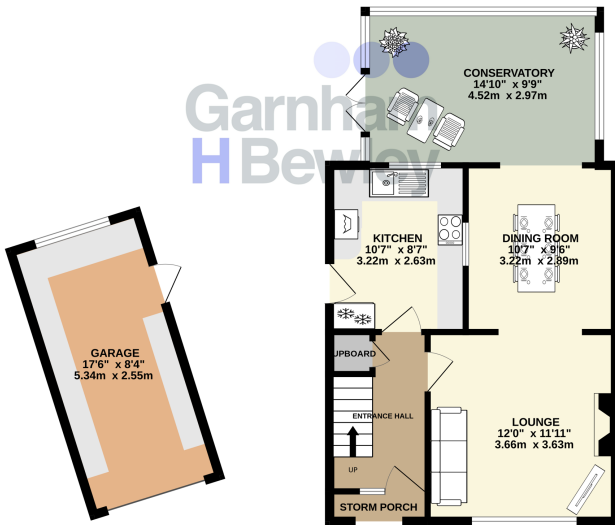
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Accommodation

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



21 HACKENDEN CLOSE - FLOORPLAN

TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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:

Lounge:

12' 0" x 11' 11" (3.66m x 3.63m)

Dining Room::

10' 7" x 9' 6" (3.23m x 2.90m)

Kltchen:

10' 7" x 8' 7" (3.23m x 2.62m)

Conservatory:

14' 10" x 9' 9" (4.52m x 2.97m)

First Floor:

Master Bedroom:

12' 5" x 10' 6" (3.78m x 3.20m)

Bedroom Two:

12' 0" x 10' 11" (3.66m x 3.33m)

Bedroom Three:

9' 1" x 8' 6" (2.77m x 2.59m)

Bathroom:

8' 6" x 5' 7" (2.59m x 1.70m)

Outside:

Garage:

8' 4" x 17' 6" (2.54m x 5.33m)



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Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (1.4 miles)

Lingfield Station (2.8 miles)

Nearest Schools:

Blackwell Primary School - Ofsted: Good (0.1 miles)

St Mary's CofE Primary School - Ofsted: Good (0.5 miles)

Estcots Primary School - Ofsted: Good (0.8 miles)

Baldwins Hill Primary School - Ofsted: Good (0.6 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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