

Guide Price:

£675,000

Garnham
H Bewley

3 Clarence Drive, East Grinstead



- Highly sought-after residential location
- Impressive outdoor entertaining space
- 5/6 generous bedrooms
- Stunning open-plan kitchen/dining/family room
- Spacious and versatile accommodation
- Two modern bathrooms
- Ample off-road parking
- Separate utility room

For further information contact Garnham H Bewley:

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



3 Clarence Drive, East Grinstead, West Sussex RH19 4RZ

Guide Price £675,000 – £700,000 - Situated on Clarence Drive in the ever-popular town of East Grinstead, this beautifully presented 5/6 bedroom link-detached home offers stylish, flexible living space perfectly suited to modern family life.

The property has been meticulously maintained and thoughtfully updated, featuring sleek, contemporary finishes in both the kitchen and bathrooms. The heart of the home is the striking open-plan kitchen/dining/family room — a superb space for everyday living and entertaining alike. In addition, there is a bright and welcoming living room and a versatile study or sixth bedroom, ideal for those working from home.

Upstairs, the first floor offers four well-proportioned bedrooms, including an impressive principal suite, alongside a modern family bathroom. The second floor provides two further bedrooms (or an ideal guest suite setup) and an additional bathroom, offering excellent flexibility for growing families or multi-generational living.

Externally, the landscaped garden has been designed with entertaining in mind, providing a private and attractive setting for relaxing or hosting guests. Ample off-road parking adds further practicality to this exceptional home.

Location: Clarence Drive is a quiet, family-friendly residential road within a well-established and desirable part of East Grinstead. The town offers an appealing blend of historic charm and modern convenience, with a vibrant High Street featuring a wide selection of shops, cafés, restaurants and local markets.

Families are well catered for with a choice of highly regarded primary and secondary schools nearby. The surrounding countryside is particularly attractive, with the beautiful Ashdown Forest and the High Weald Area of Outstanding Natural Beauty providing wonderful opportunities for walking, cycling and outdoor recreation.

For commuters, East Grinstead railway station offers regular services to London Victoria and London Bridge, while the nearby M23 provides convenient road access to Gatwick Airport, the M25 and the wider motorway network. A range of supermarkets, leisure facilities, healthcare services and parks are all within easy reach.

Combining peaceful surroundings with excellent connectivity, this location offers an outstanding lifestyle opportunity for families and professionals alike.



For further information contact Garnham H Bewley:

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

Accommodation

Ground Floor:

Kitchen/Diner:
20' 11" x 17' 9" (6.38m x 5.41m)

Utility:

9' 2" x 6' 8" (2.79m x 2.03m)

Living Room:

11' 11" x 11' 9" (3.63m x 3.58m)

Office:

11' 10" x 5' 6" (3.61m x 1.68m)

WC

Integral Garage:

9' 4" x 9' 2" (2.84m x 2.79m)

First Floor:

Bedroom Two:

12' 10" x 9' 5" (3.91m x 2.87m)

Bedroom Three:

12' 10" x 9' 5" (3.91m x 2.87m)

Bedroom Four:

11' 9" x 10' 1" (3.58m x 3.07m)

Bedroom Five:

12' 10" x 6' 2" (3.91m x 1.88m)

Second Floor:

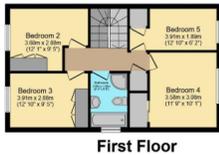
Bedroom One:

16' 10" x 12' 6" (5.13m x 3.81m)

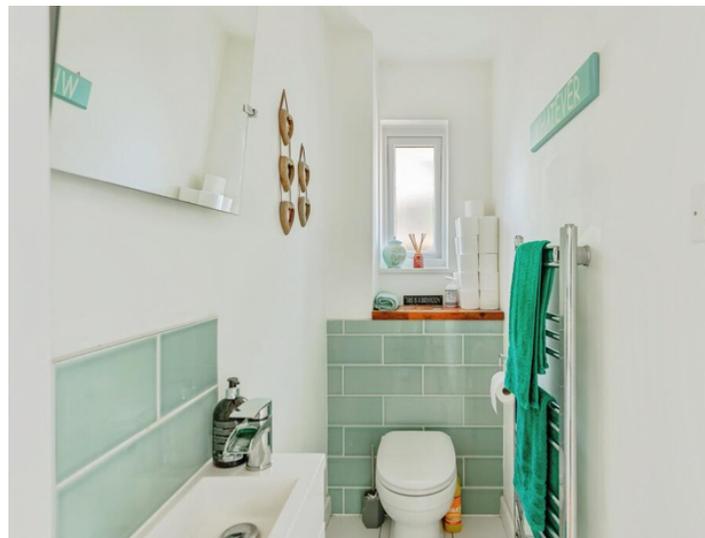
Ensuite

Bedroom Six:

11' 11" x 10' 1" (3.63m x 3.07m)



Total floor area 173.7 sq.m. (1,869 sq.ft.) approx



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

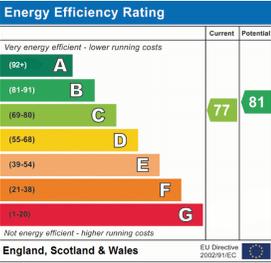


Nearest Stations:

- East Grinstead Station (0.8 miles)
- Dormans Station (2.6 miles)
- Lingfield Station (4.0 miles)

Nearest Schools:

- The Meads Primary School (0.3 miles)
- Estcots Primary School (0.5 miles)
- Sackville School (0.6 miles)
- Blackwell Primary School (1.1 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

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