

£300,000

87 Halsford Park Road, East Grinstead



- First Floor Maisonette
- Two Double Bedrooms
- Separate Kitchen
- Family Bathroom
- Open Plan Lounge / Diner
- Private Rear Garden
- Garage / Garden Room
- Close To Town & Station

For further information contact Garnham H Bewley:

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





## 87 Halsford Park Road, East Grinstead, West Sussex RH19 1PR

We are pleased to present this well-proportioned two double bedroom maisonette, located on the first floor in a sought-after location. Offering a comfortable and versatile living space, this property is ideal for a variety of buyers, including first-time purchasers, small families, or those looking for a home with potential for future growth.

Inside, the maisonette features a generous and light-filled lounge/diner, creating a welcoming space for both relaxation and entertaining guests. The separate kitchen is well-equipped with ample storage and worktop space, perfect for preparing meals. The property also benefits from a modern family bathroom, with both rooms being well-maintained and ready for immediate use. Both bedrooms are spacious, with the second bedroom offering plenty of room for a home office or additional living space if needed.

The property further benefits from its own private garden, providing a peaceful outdoor retreat – ideal for outdoor dining, gardening, or simply enjoying the fresh air. An extended garage is also included, providing secure parking, additional storage or the opportunity to become an outside garden room. Positioned in a prime location, the maisonette is just a short walk from the town centre, which boasts a wide range of shops, cafes, and local amenities. For families, the property is conveniently close to several well-regarded schools, making it a great choice for those with children. With its combination of spacious living, outdoor space, and proximity to both the town centre and local schools, this maisonette offers excellent value and is sure to appeal to a wide range of buyers.



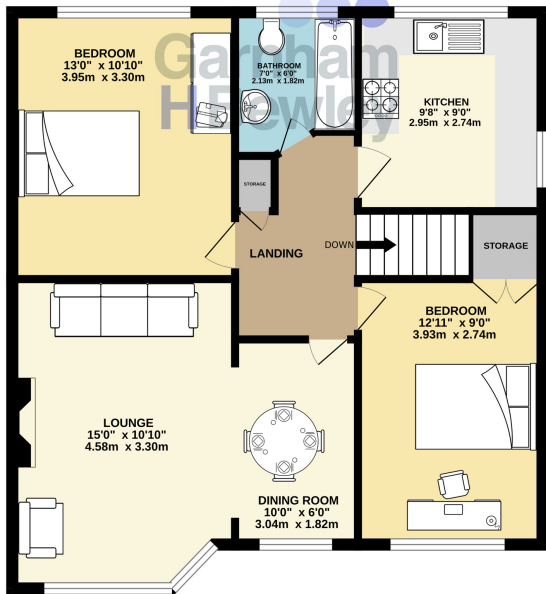
For further information contact Garnham H Bewley:

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

GROUND FLOOR  
207 sq.ft. (19.3 sq.m.) approx.



FIRST FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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.  
Made with Metropix ©2025

# Accommodation

## First Floor

### Landing

### Lounge

15' 0" x 10' 10" (4.57m x 3.30m)

### Dining Room

10' 0" x 6' 0" (3.05m x 1.83m)

### Kitchen

9' 8" x 9' 0" (2.95m x 2.74m)

### Bedroom

13' " x 10' 10" (NaNm x 3.30m)

### Bedroom

12' 11" x 9' 0" (3.94m x 2.74m)

### Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

### Outside

### Garage / Garden Room

17' 0" x 14' 0" (5.18m x 4.27m)

### Garden



For further information contact Garnham H Bewley:

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





## NEAREST STATIONS

East Grinstead Station - 0.2 miles

Dormans Station - 2.0 miles

Lingfield Station - 3.3 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](mailto:eastgrinstead@garnhamhbewley.co.uk)