

£450,000

Garnham  
H Bewley

26 Greenhurst Drive, East Grinstead



- Semi Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Kitchen / Breakfast Room
- Spacious Lounge / Diner
- Beautiful Condition Throughout
- Garage & Driveway
- Recently Modernised Garden

For further information contact Garnham H Bewley:

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





## 26 Greenhurst Drive, East Grinstead, West Sussex RH19 3NE

Garnham H Bewley are delighted to present to the market this beautifully presented three bedroom semi detached family home. Boasting a spacious lounge diner, separate modern kitchen, downstairs WC, three bedrooms, main bathroom, ensuite, garage and driveway.

The ground floor comprises a welcoming entrance hallway where there are doors to all rooms, stairs to the first floor and access to the downstairs WC. The main lounge living area is a fantastic size and is located towards the rear of the property with access to the garden. The separate modern kitchen is located towards the front of the property and is fitted with a range of wall and base level units offering plenty of storage and a variety of integrated appliances.

On the first floor there are three bedrooms and two bathrooms. The master bedroom which is located towards the rear of the property is a generous size and benefits from a refitted ensuite shower room. Bedroom two which is located towards the front of the property is another good sized double room. Bedroom three, along with the master bedroom has a view over the rear garden. Bedrooms two and three are complimented by the separate bathroom which is fitted with a panel enclosed bath with added shower and shower screen, wash handbasin, low-level WC, heated towel rail and privacy style window facing the front aspect.

Outside the rear garden is a generous size with a patio area accessible from the lounge, complimented by a lower level AstroTurf lawn area with further steps down to the lower level patio / BBQ area. There is side access leading into the rear of the garage which has an electric up and over door and a boarded loft area. To the front of the property there is driveway parking.



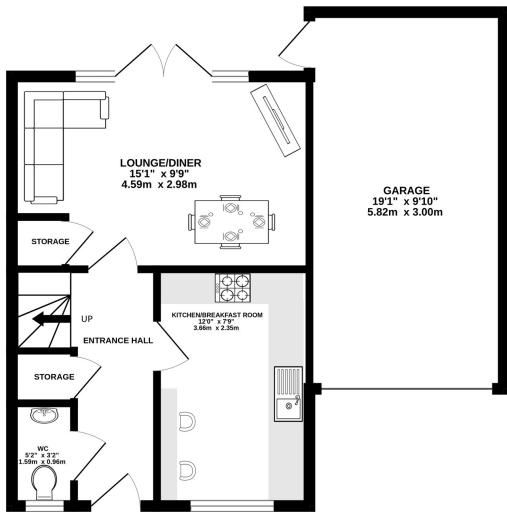
Welcome  
Home



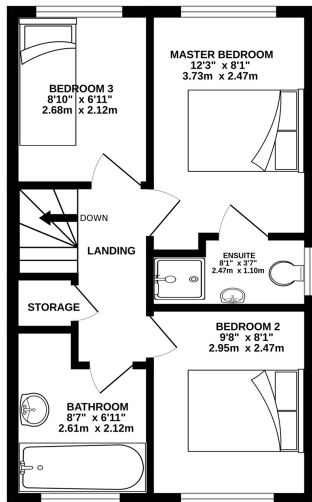
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GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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 / Diner

15' 1" x 9' 9" (4.60m x 2.97m)

### Kitchen / Breakfast Room

12' 0" x 7' 9" (3.66m x 2.36m)

### Downstairs WC

5' 2" x 3' 2" (1.57m x 0.97m)

## First Floor

### Master Bedroom

12' 3" x 8' 1" (3.73m x 2.46m)

### Ensuite

8' 1" x 3' 7" (2.46m x 1.09m)

### Bedroom Two

9' 8" x 8' 11" (2.95m x 2.72m)

### Bedroom Three

8' 10" x 6' 11" (2.69m x 2.11m)

### Bathroom

8' 7" x 6' 11" (2.62m x 2.11m)

### Outside

### Garage

19' 1" x 9' 10" (5.82m x 3.00m)

### Driveway



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#### NEAREST STATIONS

East Grinstead Station - 1.4 miles

Dormans Station - 1.5 miles

Lingfield Station - 2.8 miles

**East Grinstead**  
**01342 410227**

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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