

Price:

£540,000

Garnham
H Bewley

7 Court Crescent, East Grinstead



- Three / Four Bedroom Family Home
- Stylishly Finished Kitchen/Breakfast Room
- Spacious Lounge & Separate Downstairs Study
- Convenient Utility Room
- Tastefully Fitted Ensuite Bathroom & Separate Shower Room
- Private Rear Garden
- Driveway & Double Garage

For further information contact Garnham H Bewley:

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7 Court Crescent, East Grinstead, West Sussex RH19 3TP

Stunning Family Home in the Highly Desirable Estcots Estate. Nestled in the ever-popular Estcots estate, this spacious and versatile three/four bedroom family home is perfectly positioned just moments from East Grinstead High Street and is within easy reach of excellent local primary and secondary schools. Offering a wealth of living space set over four floors, this property is ideal for modern family life and is a true gem in a sought-after location.

Upon entering the property through the porch, you are greeted by a welcoming entrance hall, providing access to the ground floor. To the right in the porch itself, you'll find a convenient downstairs cloakroom with low-level WC. The entrance hall leads to a versatile study room, which could easily be used as a fourth bedroom, making it ideal for a home office or guest room. Positioned behind the study, there is a utility room with a sink and space for a washing machine and tumble dryer. Stairs lead down to the lower ground floor, where the heart of the home awaits – a spacious, bright, and airy kitchen/breakfast room. This excellent space is in superb condition and features a range of cupboard storage, an integrated cooker and hob, a dishwasher, and space for a fridge-freezer. A large extractor hood sits above the hob, and the inset sink overlooks the rear garden. The kitchen also offers ample space for a large dining table, making it the perfect spot for family meals and entertaining. A side door leads out to the private garden, adding to the convenience.

On the first floor, you'll find a generous lounge that boasts scenic views to the rear through a charming feature bay window, offering a tranquil space to relax. The second floor is dedicated to the sleeping quarters, starting with the luxurious master bedroom, which features bespoke built-in wardrobes. The master bedroom benefits from a recently remodelled, sleek ensuite bathroom, complete with modern tiles, a walk-in shower, a separate bathtub, WC, hand basin, and heated towel rail. Bedroom two, which overlooks the front, also features built-in wardrobes and a feature bay window, while bedroom three comfortably accommodates a double bed. There is also an additional shower room on this floor for added convenience.

Outside, the landscaped garden is a real highlight, providing two terraced sections of lawn that offer a private, sun-filled retreat. The garden is the perfect place for outdoor relaxation and entertaining. Access to the rear of the double garage is via stairs from the garden. To the front, a driveway leads to the double garage, which benefits from power and an electric door.

This exceptional family home provides the perfect balance of space, flexibility, and location, and is sure to appeal to those looking for a stylish, comfortable, and well-connected home in East Grinstead. Early viewings are highly recommended!

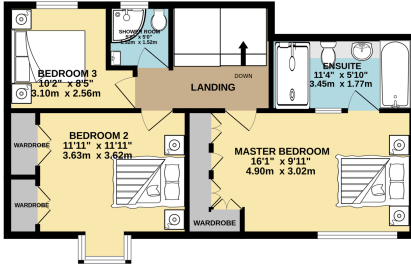
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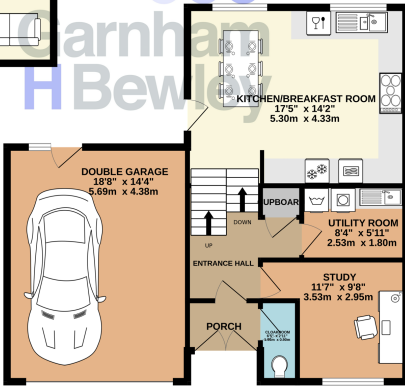
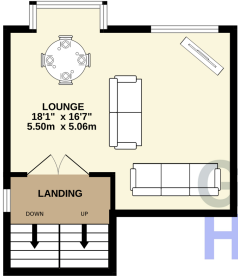




2ND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.

7 COURT CRESCENT - FLOORPLAN

TOTAL FLOOR AREA: 1655 sq.ft. (153.8 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:

Porch;

5' 10" x 4' 0" (1.78m x 1.22m)

Cloakroom:

2' 11" x 6' 5" (0.89m x 1.96m)

Study:

11' 7" x 9' 8" (3.53m x 2.95m)

Utility Room:

8' 4" x 5' 11" (2.54m x 1.80m)

Kitchen / Breakfast Room:

17' 5" x 14' 2" (5.31m x 4.32m)

First Floor:

Lounge:

18' 1" x 16' 7" (5.51m x 5.05m)

First Floor:

Master Bedroom:

16' 1" x 9' 11" (4.90m x 3.02m)

Ensuite Bathroom:

11' 4" x 5' 10" (3.45m x 1.78m)

Bedroom Two:

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

Bedroom Three:

10' 2" x 8' 5" (3.10m x 2.57m)

Shower Room:

5' 0" x 5' 0" (1.52m x 1.52m)

Outside:

Double Garage:

14' 4" x 18' 8" (4.37m x 5.69m)



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Nearest Stations:

East Grinstead Station (0.7 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.5 miles)

Nearest Schools:

Estcots Primary School - Ofsted: Good (0.1 miles)

Sackville School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (0.7 miles)

The Meads Primary School - Ofsted: Good (0.8 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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