

£235,000

7 Elizabeth Crescent, East Grinstead



- First Floor Maisonette
- One Double Bedroom
- Separate Kitchen
- Modern Bathroom
- Bright & Airy Lounge/Diner
- Private Outside Garden & Seating Area
- Driveway Parking & Garage
- Close To Town & Station

For further information contact Garnham H Bewley:

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



7 Elizabeth Crescent, East Grinstead, West Sussex RH19 3HY

Spacious 1-Bedroom Maisonette with Private Garden & Driveway – Prime Location Close to Town Centre and Station We are pleased to present this attractive and well-maintained one double bedroom first-floor maisonette, ideally positioned within a short distance of the town centre and mainline train station.

Offering a perfect blend of space, comfort, and convenience, this property is ideal for first-time buyers, professionals, or those looking to downsize. The property benefits from its own private ground floor entrance, which opens into a welcoming hallway with stairs leading up to the main accommodation. The first-floor landing offers a sense of space and light, setting the tone for the rest of the property.

The spacious lounge/diner is bright and airy, thanks to large windows that flood the room with natural light. This versatile space easily accommodates both a comfortable living area and a dining area, making it ideal for relaxing or entertaining guests. The modern, separate kitchen is fitted with a range of contemporary units and worktops, offering plenty of storage and preparation space, along with room for appliances. The property features a well-proportioned double bedroom, providing a peaceful retreat with room for wardrobes and additional furniture.

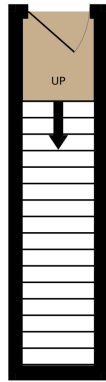
A stylish and fully fitted modern family bathroom serves the property, complete with quality fixtures and a clean, contemporary finish. Ample storage space is available throughout the property, including built-in cupboards and access to loft space, offering practical solutions for everyday living. Externally, the property enjoys a private driveway with parking for one car, a rare and valuable feature in this area. To the rear, there is a private garden – a true highlight – with a well-maintained lawn, a dedicated seating area perfect for outdoor dining or relaxation, and storage sheds offering extra practicality. With its excellent location, generous accommodation, and outdoor space, this home offers outstanding value and is not to be missed. Early viewing is highly recommended to appreciate all it has to offer.



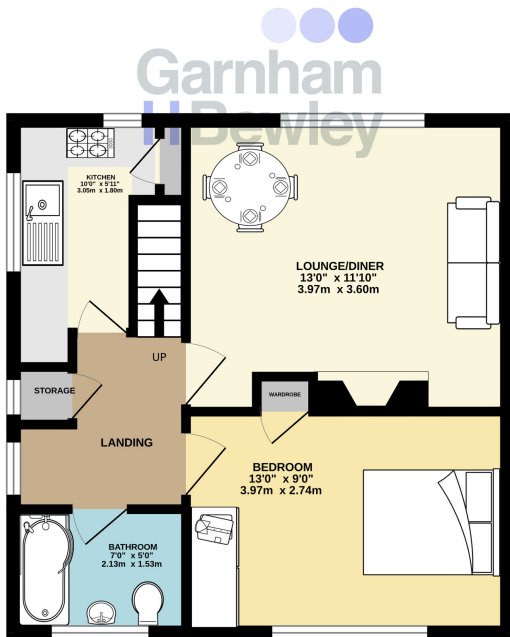
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GROUND FLOOR
51 sq.ft. (4.7 sq.m.) approx.



FIRST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.7 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

First Floor

Landing

Lounge / Diner

13' 0" x 11' 10" (3.96m x 3.61m)

Kitchen

10' 0" x 5' 11" (3.05m x 1.80m)

Main Bedroom

13' 0" x 9' 0" (3.96m x 2.74m)

Bathroom

7' 0" x 5' 0" (2.13m x 1.52m)

Outside

Driveway Parking

Private Garden



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NEAREST STATIONS

East Grinstead Station - 0.8 miles

Dormans Station - 1.6 miles

Lingfield Station - 2.9 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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