

Price:

£400,000

Garnham  
H Bewley

3 Sackville Gardens, East Grinstead



- Semi-Detached Family Home
- Two Double Bedrooms
- Stylishly Fitted Kitchen / Breakfast Room
- Spacious Living Room
- Stunning Four-Piece Family Bathroom
- Large Westerly-Facing Rear Garden
- Driveway Parking
- Close Proximity to Excellent Primary & Secondary Schools

For further information contact Garnham H Bewley:

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### 3 Sackville Gardens, East Grinstead, West Sussex RH19 2AH

A well-presented two-bedroom semi-detached family home, ideally situated within walking distance of East Grinstead's historic Tudor High Street and mainline railway station. The property is also within close proximity to both Baldwins Hill Primary School and Imberhorne Secondary School, making it an excellent choice for families and commuters alike.

Upon entry, a compact hallway leads directly to the stairs, with the spacious living room positioned to the left. This bright and welcoming room features a large front-facing window, a charming feature fireplace, and a useful under-stairs storage cupboard. Stylish Karndean flooring adds a modern yet practical finish.

To the rear of the property, the kitchen offers a great space for cooking and entertaining, with double doors opening directly onto the west-facing garden. It is fitted with a 1.5 bowl sink and drainer, a 5-ring gas hob, electric oven, and comprehensive storage. There is also space for a washing machine, tumble dryer, dishwasher, and American-style fridge freezer. The kitchen benefits from recently installed Amtico flooring, adding a high-quality touch.

Upstairs, there are two generous double bedrooms, with the principal bedroom offering built-in wardrobes. The family bathroom is beautifully appointed with a modern four-piece suite and matching Karndean flooring.

Outside, the rear garden features a large patio area and a lawn, enjoying a sunny westerly aspect—ideal for summer afternoons. The front of the property includes driveway parking for two cars and a spacious front garden, which could be reconfigured to extend the driveway, subject to the necessary consents.

This lovely home offers an ideal blend of modern living and a convenient location—early viewing is highly recommended.



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# Accommodation

## Ground Floor:

### Living Room:

14' 11" x 12' 11" (4.55m x 3.94m)

### Kitchen/Breakfast Room:

18' 7" x 8' 6" (5.66m x 2.59m)

## First Floor:

### Master Bedroom:

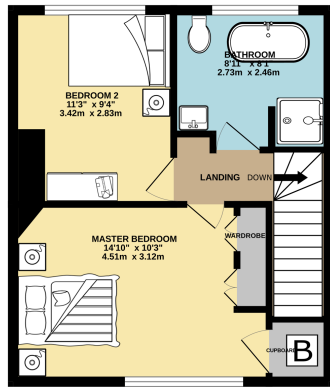
14' 10" x 10' 3" (4.52m x 3.12m)

### Bedroom Two:

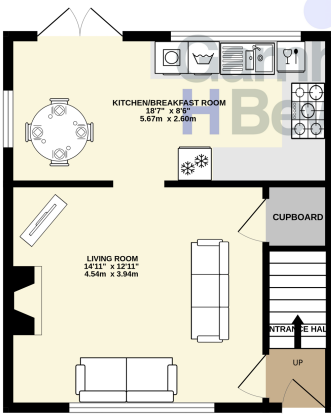
11' 3" x 9' 4" (3.43m x 2.84m)

### Bathroom:

8' 11" x 8' 1" (2.72m x 2.46m)



1ST FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



## 3 SACKVILLE GARDENS - FLOORPLAN

TOTAL FLOOR AREA: 776 sq.ft. (72.1 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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**Nearest Stations:**

East Grinstead Station (0.8 miles)

Dormans Station (1.6 miles)

Lingfield Station (2.8 miles)

**Nearest Schools:**

Halsford Park Primary School - Ofsted: Good (0.3 miles)

Baldwins Hill Primary School - Ofsted: Good (0.2 miles)

St Mary's CofE Primary School - Ofsted: Good (0.4 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.5 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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