

Guide Price  
£410,000

£400,000

Garnham  
**H** Bewley

51 Alders Avenue, East Grinstead



- Three Bedroom Semi-Detached
- Refitted Kitchen
- Refitted Bathroom
- Two Reception Rooms
- New Boiler
- New Flooring
- Front and Rear Gardens
- Parking and Garage

For further information contact Garnham H Bewley:

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





## 51 Alders Avenue, East Grinstead, West Sussex RH19 2BY

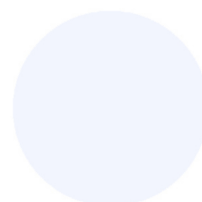
Guide Price £400,000 - £410,000. Presented in excellent decorative order, this beautifully updated three-bedroom semi-detached family home is ideal for those seeking a move-in-ready property. Recent improvements include a stylish new kitchen and bathroom, new flooring throughout, and a newly installed boiler.

The ground floor offers two bright and spacious reception rooms, perfect for both relaxing and entertaining. The well-appointed kitchen features contemporary fittings and provides direct access to the rear garden.

Upstairs, there are three bedrooms and a fully refitted family bathroom, comprising a panel-enclosed bath with a rainfall shower over, a modern vanity wash hand basin with built-in storage, a low-level W.C., chrome heated towel rail, part-tiled walls, and a rear-facing window providing natural light.

Externally, the home benefits from a lawned front garden with a gated path leading to the rear. The rear garden is mainly laid to lawn, enjoys a corner plot position, and offers excellent privacy—ideal for families or those who enjoy outdoor space. The property also includes a garage and off-road parking.

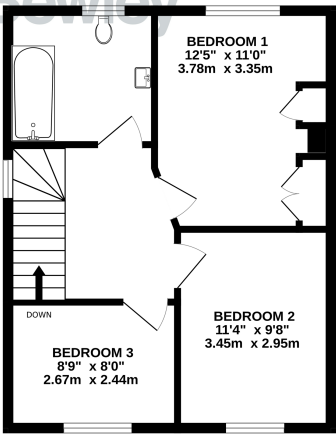
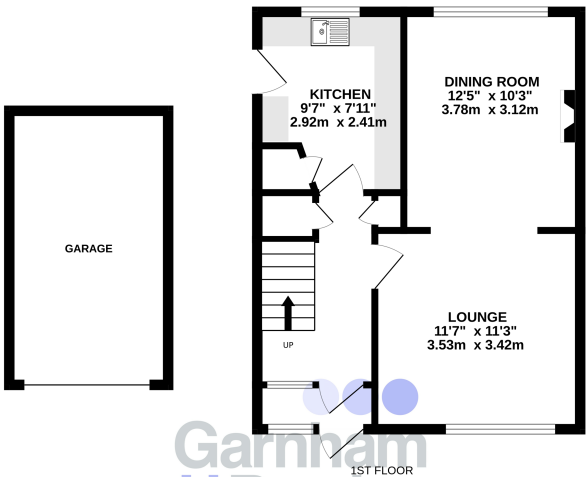
Offered with no onward chain, this is a fantastic opportunity to acquire a well-maintained home in a desirable location.



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GROUND FLOOR



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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**Entrance Hall**

**Kitchen**

7' 11" x 9' 7" (2.41m x 2.92m)

**Lounge**

11' 7" x 11' 3" (3.53m x 3.43m)

**Dining Room**

10' 3" x 12' 5" (3.12m x 3.78m)

**First Floor**

**Master Bedroom**

12' 5" x 11' 0" (3.78m x 3.35m)

**Bedroom 2**

11' 4" x 9' 8" (3.45m x 2.95m)

**Bedroom 3**

8' 9" x 8' 0" (2.67m x 2.44m)

**Family Bathroom**

**Front Garden**

**Rear Garden**

**Garage**







## NEAREST RAILWAY STATIONS

East Grinstead Station

0.9 miles

Dormans Station

1.3 miles

Lingfield Station

2.7 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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