

Guide Price-  
£565,000

£550,000

Garnham  
H Bewley

71 Blount Avenue, East Grinstead



- Detached Family Home
- Three Bedrooms
- In Need of Modernisation
- Lounge/Dining Room
- Conservatory and Kitchen
- Garage and Driveway
- Highly Popular Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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## 71 Blount Avenue, East Grinstead, West Sussex RH19 1JJ

Guide Price £550,000 to £565,000. A Rare Opportunity – First Time on the Market in over 60 Years Three-Bedroom Detached Home – Imberhorne Estate, East Grinstead.

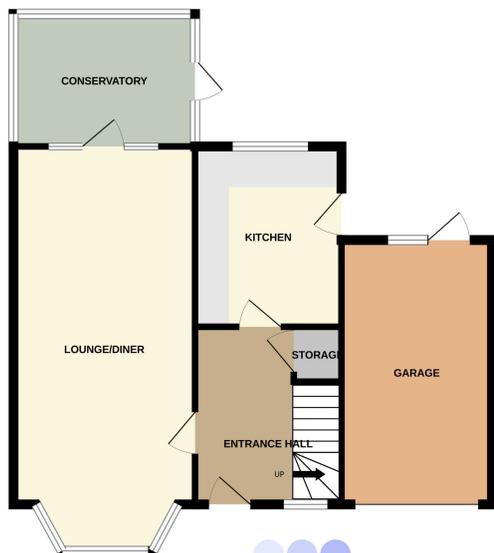
Offered for sale for the very first time in over six decades, this three-bedroom detached family home presents a truly rare opportunity to acquire a property in the ever-popular Imberhorne estate of East Grinstead. With huge potential and in need of complete renovation, this cherished home is ready for new owners to modernise and make it their own. Set on a generous plot with steps from the rear garden leading onto the Worth Way providing stunning walks across open countryside and access to the railway station, the accommodation comprises a spacious lounge/dining room, conservatory, and a separate kitchen. The first floor offers a main bedroom with a dressing room, two further good-sized bedrooms, a family bathroom, and a separate W.C. Additional features include a garage with electric roller garage door, spacious driveway parking for two cars, a nicely sized south facing rear garden, and a useful lean-to to the side of the property—ideal for storage and the property is ideal for further development (STPP). The property also comes with Gas central heating. Located within easy reach of local schools, transport links, and town centre amenities, this is a fantastic opportunity for those looking to create a long-term family home in a sought-after area. Offered chain-free. Viewings come highly recommended.



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GROUND FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



**Garnham  
H Bewley**  
1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 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 Hall

### Kitchen

10' 10" x 8' 10" (3.30m x 2.69m)

### Lounge/Dining Room

24' 3" x 10' 11" (7.39m x 3.33m)

### Conservatory

12' 3" x 7' 11" (3.73m x 2.41m)

## First Floor Landing

### Main Bedroom

12' 3" x 11' 4" (3.73m x 3.45m)

### Dressing Room

6' 9" x 4' 3" (2.06m x 1.30m)

### Bedroom 2

10' 11" x 10' 10" (3.33m x 3.30m)

### Bedroom 3

9' 1" x 7' 10" (2.77m x 2.39m)

### Bathroom

8' 0" x 6' 6" (2.44m x 1.98m)

### Separate W.C.

3' 9" x 3' 4" (1.14m x 1.02m)

## Outside Garden

## Garage

15' 10" x 9' 0" (4.83m x 2.74m)

## Lean To

## Driveway



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Council Tax Band E

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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