

Price:

£380,000

Garnham  
**H** Bewley

35 Copse Close, East Grinstead



- Terraced Family Home
- Three Bedrooms
- Downstairs Cloakroom
- Refitted Family Bathroom
- Garden
- Spacious Lounge
- Driveway Parking & Garage
- Beautifully Fitted Kitchen / Diner

For further information contact Garnham H Bewley:

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





## 35 Copse Close, East Grinstead RH19 3EF

Nestled in a sought-after location, this delightful three-bedroom mid-terrace family home is presented in immaculate condition and offers an ideal space for modern family living. Boasting an abundance of light and character, this property is move-in ready and offered with no onward chain, making it a fantastic opportunity for both first-time buyers and growing families.

Upon entering, you are greeted by a spacious lounge to the front of the property, providing a warm and welcoming space to unwind or entertain guests. With plenty of natural light, this room offers a comfortable and versatile area for family living. The heart of the home lies in the stunning extended kitchen, which benefits from a range of modern features. Skylights have been thoughtfully incorporated to allow natural light to flood the room, creating a bright and airy space that overlooks the well-maintained rear garden.

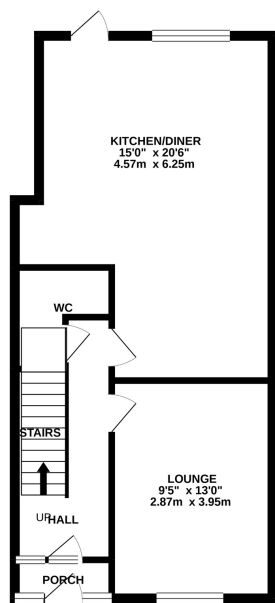
The kitchen is fully equipped with high-quality integrated appliances, including a washing machine, tumble dryer, electric oven, 5 ring gas hob, microwave, and dishwasher, ensuring ease and convenience for everyday life. This kitchen is the perfect setting for family meals, casual dining, or hosting friends. Upstairs, the property comprises three well-proportioned bedrooms, each offering ample space and comfort for a growing family. The family bathroom is beautifully fitted with modern fixtures and a stylish finish, creating a relaxing and functional space for the household.

The loft has been fully boarded and features skylights, providing additional storage space or the potential for conversion to create an extra room, subject to planning permission. Externally, the property boasts a driveway with space for up to three cars, making parking a breeze. In addition, a garage located at the rear of the property offers further storage or parking space, adding to the convenience of this fantastic home. Perfectly located close to local schools, shops, and transport links, this home provides everything a family could need. The property is also within easy reach of parks and other amenities, making it ideal for those seeking a well-rounded and accessible lifestyle. With excellent condition throughout, this property is a rare find and offers an opportunity not to be missed. Early viewing is highly recommended!

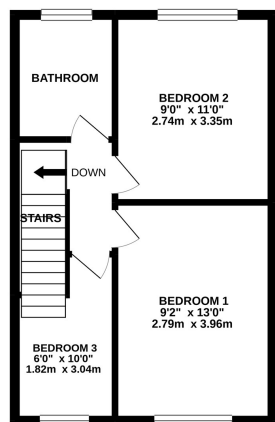


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GROUND FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.9 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 Porch

Entrance Hall

Downstairs Cloakroom

**Kitchen/Dining Room**  
20' 6" x 15' (6.25m x 4.57m)

**Lounge**  
13' x 9' 5" (3.96m x 2.87m)

### First Floor

Landing

**Master Bedroom**  
13' x 9' 2" (3.96m x 2.79m)

**Bedroom 2**  
11' x 9' (3.35m x 2.74m)

**Bedroom 3**  
10' x 6' (3.05m x 1.83m)

**Family Bathroom**

Outside

Garden

Driveway

Garage



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NEAREST STATIONS

East Grinstead Station - 1.1 miles

Dormans Station - 1.4 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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