

Price:

£325,000

75 Estcots Drive, East Grinstead



- Extended End of Terrace House
- Two Double Bedrooms
- Stylishly Fitted Kitchen
- Tastefully Appointed Family Bathroom
- Large Lounge / Diner
- Beautifully Landscaped Garden
- Allocated Parking for One Vehicle
- Ideally Located for Excellent Primary & Secondary Schools

For further information contact Garnham H Bewley:

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



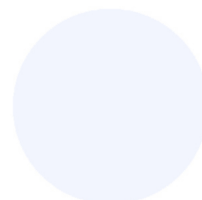
75 Estcots Drive, East Grinstead, West Sussex RH19 3YW

Garnham H Bewley are delighted to offer for sale, this beautifully presented and extended two bedroom, end-of-terrace home. Ideally located on the ever-popular Estcots estate, this property is just a short walk to East Grinstead's historic Tudor high street and mainline railway station, whilst also being excellently positioned for access to Estcots Primary and Sackville Secondary schools.

The property is entered into a newly-extended entrance hall which offers plenty of space for storing coats and shoes. The kitchen is to the right and also benefits from an extension to the front. It has been stylishly fitted with a range of wall and base-level units, integrated fridge/freezer, electric oven, induction hob, sink with drainer, whilst still leaving space for a freestanding washing machine and dishwasher. The lounge / diner spans the width of the house to the rear, it is bright and airy, with large and newly-installed sliding French doors. It easily accommodates a lounge-set up with separate four-seater dining table.

Upstairs, there are two large double bedrooms. The master bedroom sits to the rear of the house, overlooking the back garden with views out across to East Court, and bedroom two is positioned at the front of the house. The bedrooms are complimented by a modern family bathroom, which has been tastefully fitted with a panel-enclosed bathtub (with shower above), low-level WC and wash-hand basin. There is also a window in the bathroom. On the landing there is a large airing cupboard, housing the hot water cylinder, with storage above for bedding and linen. There is also access to the loft via an over-sized loft hatch, with pull-down ladder. The loft is fully boarded and insulated and houses the gas-fired boiler.

Outside, the property benefits from a very low-maintenance rear garden, which has been adapted and landscaped by the current owners to create a flat open-space, it has been laid with astro-turf. The rear garden backs onto woodland and the playing fields of the East Court estate, creating a scenic and tranquil outlook. There is side access leading back to the front of the property, where this a small front garden. To the left of the property there is access into the resident's car park, where there is an allocated parking space for this house.

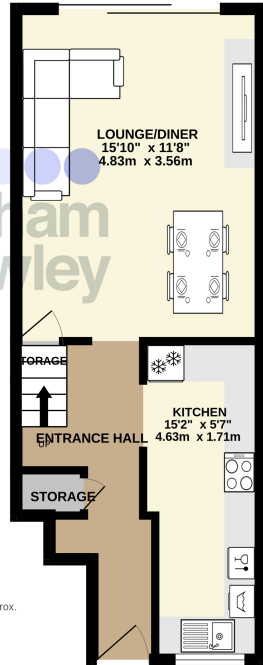
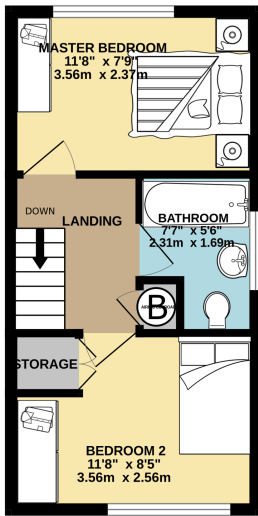


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1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.

Accommodation



GROUND FLOOR
342 sq.ft. (31.7 sq.m.) approx.

75 ESTCOTS DRIVE - FLOORPLAN

TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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Ground Floor:

Entrance Hall:

6' 8" x 15' 2" (2.03m x 4.62m)

Kitchen:

15' 2" x 5' 7" (4.62m x 1.70m)

Lounge / Diner:

15' 10" x 11' 8" (4.83m x 3.56m)

First Floor:

Landing:

6' 2" x 7' 7" (1.88m x 2.31m)

Master Bedroom:

11' 8" x 7' 9" (3.56m x 2.36m)

Bedroom Two:

11' 8" x 8' 5" (3.56m x 2.57m)

Bathroom:

7' 7" x 5' 6" (2.31m x 1.68m)



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Nearest Stations:

East Grinstead Station (1.0 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.4 miles)

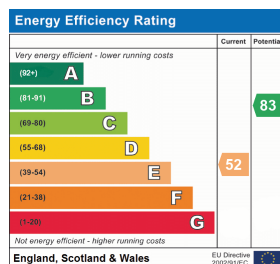
Nearest Schools:

Sackville School - Ofsted: Good (0.2 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (0.7 miles)

The Meads Primary School - Ofsted: Good (1.0 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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