

Guide Price
£375,000

£360,000

41 Sycamore Drive, East Grinstead



- Three-bedroom family home
- Spacious open-plan lounge/diner
- Bright rear conservatory
- Practical fitted kitchen
- Master bedroom with wardrobes
- Useful storage throughout
- Front and rear gardens
- Allocated Parking

For further information contact Garnham H Bewley:

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



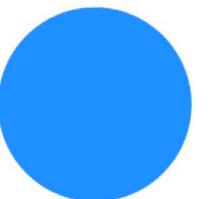
41 Sycamore Drive, East Grinstead, West Sussex RH19 3UL

Guide Price £360,000 - £375,000. Garnham H Bewley are delighted to present to the market this well-presented and thoughtfully arranged three-bedroom home offers versatile living space across two floors, extending to approximately 789 sq. ft. (73.3 sq. m.), and is ideal for first-time buyers, professionals, or young families.

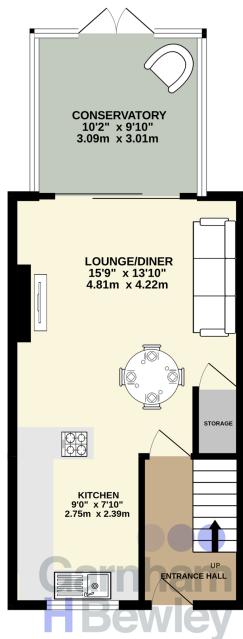
The ground floor is centred around a generous open-plan lounge/diner, providing an excellent space for both everyday living and entertaining. A useful storage cupboard is located off the lounge, adding valuable practicality. To the rear, a bright conservatory seamlessly extends the living accommodation and enjoys views over the rear garden, making it ideal as a dining area, home office, or relaxing snug. The kitchen is positioned off the main living area and offers practical worktop and storage space, while the entrance hall provides access to the staircase rising to the first floor.

To the first floor, there is a well-proportioned master bedroom with fitted wardrobe space, along with two further bedrooms suitable for children, guests, or home working. The third bedroom benefits from its own useful storage cupboard, and the accommodation is completed by a family bathroom accessed from the landing. Externally, the property enjoys pleasant front and rear gardens, offering space for relaxation and outdoor enjoyment. Allocated parking is available nearby, adding further convenience.

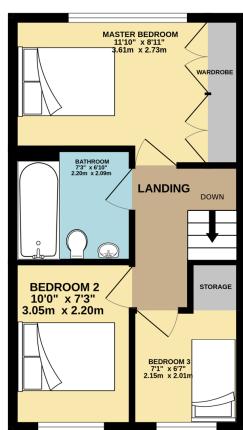
The property is ideally located close to excellent schools, is within easy reach of the town centre and mainline station, and is also well positioned for lovely nearby rural walks, offering the best of both town and countryside living. Overall, this is a well-laid-out and versatile home in a highly convenient and desirable location.



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1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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 Hallway

Kitchen

9' 0" x 7' 10" (2.74m x 2.39m)

Lounge/Diner

15' 9" x 13' 10" (4.80m x 4.22m)

Conservatory

10' 2" x 9' 10" (3.10m x 3.00m)

First Floor Master Bedroom

11' 10" x 8' 11" (3.61m x 2.72m)

Bedroom Two

10' 0" x 7' 3" (3.05m x 2.21m)

Bedroom Three

7' 1" x 6' 7" (2.16m x 2.01m)

Bathroom

7' 3" x 6' 9" (2.21m x 2.06m)

Outside Front & Rear Garden

Allocated Parking



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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 - 0.2 miles

Estcots Primary School - 0.2 miles

Blackwell Primary School - 0.7 miles

The Meads Primary School - 1.0 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2020/2019/EC

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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