

Price

£495,000

Garnham
H Bewley

10 St Agnes Road, East Grinstead



- Detached Family Home
- Three Good Size Bedrooms
- Main Bathroom & Downstairs WC
- Separate Kitchen
- Spacious lounge / Diner
- Generous Garden
- Garage & Driveway Parking
- Close To Town, Schools & Station

For further information contact Garnham H Bewley:

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



10 St Agnes Road, East Grinstead, West Sussex RH19 3RP

Situated in a quiet cul-de-sac, this well-presented home offers a superb combination of comfortable living space, practical layout and excellent potential, all within easy reach of the town centre, local shops and the mainline station.

The ground floor accommodation begins with an entrance hall with a convenient cloakroom/WC and useful storage. To the rear of the property is a generous lounge/diner, providing a bright and versatile living space ideal for both everyday living and entertaining, with views over and access out to the rear garden. The kitchen is positioned to the front of the property and offers a functional layout, with plenty of scope for updating or reconfiguring to suit modern lifestyles.

Upstairs, there are three well-proportioned bedrooms arranged off a central landing, along with a family bathroom. Built-in wardrobes and additional storage areas enhance the practicality of the first floor. The property is in good condition throughout, making it ready to move into, while still presenting an excellent opportunity for a purchaser to modernise and add value over time.

Externally, the home benefits from a generous rear garden, providing an ideal space for families, gardening enthusiasts or outdoor entertaining. To the front, there is driveway parking and access to a detached garage, offering further storage or potential for alternative uses. Overall, this is a fantastic opportunity to acquire a home in a peaceful yet convenient location, with plenty of potential to make it your own.



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Accommodation

Ground Floor

Entrance Hallway

Lounge / Diner

26' 0" x 12' 10" (7.92m x 3.91m)

Kitchen

12' 0" x 7' 0" (3.65m x 2.13m)

WC

5' 11" x 3' 0" (1.80m x 0.91m)

First Floor

Master Bedroom

12' 1" x 9' 7" (3.68m x 2.92m)

Bedroom Two

9' 7" x 9' 0" (2.92m x 2.74m)

Bedroom Three

8' 11" x 6' 4" (2.72m x 1.93m)

Bathroom

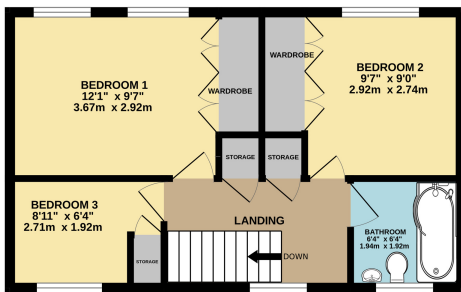
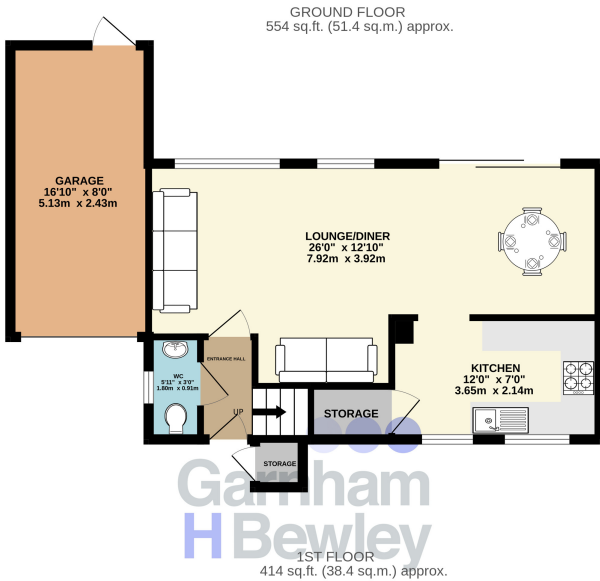
6' 4" x 6' 4" (1.93m x 1.93m)

Outside

Outside

Front & Rear Garden

Driveway Parking



TOTAL FLOOR AREA: 967 sq.ft. (89.9 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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NEAREST TRAIN STATIONS

East Grinstead Station - 0.6 miles

Dormans Station - 1.6 miles

Lingfield Station - 3.0 miles

SCHOOLS

Blackwell Primary School - 0.2 miles

St Mary's CofE Primary School, East Grinstead - 0.3 miles

Baldwins Hill Primary School, East Grinstead - 0.5 miles

Estcots Primary School - 0.8 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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