

£385,000

2 Sunnyside Close, East Grinstead



- Stunning Three Bedroom Apartment
- Open Plan Lounge / Dining / Kitchen Area
- Fully Fitted Kitchen With Appliances
- Separate W.C.
- Bathroom and En-suite
- Spacious Accommodation
- Parking
- Popular Location

For further information contact Garnham H Bewley:

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## 2 Sunnyside Close, East Grinstead, West Sussex RH19 4QW

This fabulous duplex apartment offers spacious accommodation in the desirable location of East Grinstead. The property consists of three well-proportioned bedrooms, two bathrooms, and an open-plan living area. It also comes with an allocated parking space, making it ideal for modern living.

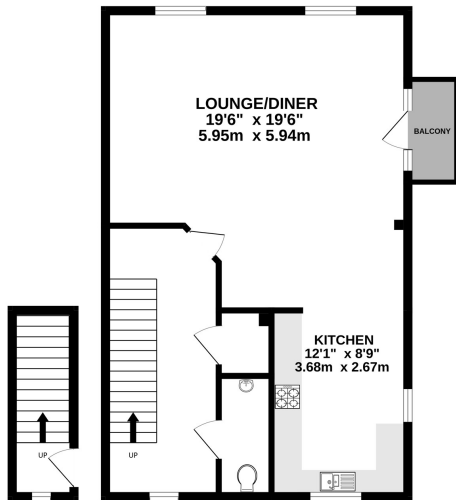
Upon entry, you are greeted by a communal entrance hall serving two apartments, leading to a private front door which opens to the first floor. On this level, you will find a convenient separate W.C, an impressive-sized lounge/dining room with a balcony, and large windows that allow for plenty of natural light. This space seamlessly flows into a fully fitted kitchen, complete with built-in appliances, ample work surfaces, an inset sink/drain, and double-aspect windows that add to the bright, airy feel.

The second floor is home to three generously sized double bedrooms, all providing a comfortable and spacious environment. The beautifully appointed family bathroom serves these rooms, while the master bedroom benefits from a large fitted wardrobe and its own ensuite for added convenience.

Outside, the apartment offers an allocated parking space. The property is also ideally located with local bus stops nearby, popular primary and secondary schools within easy reach, and a variety of countryside walks perfect for those who enjoy outdoor activities. This is a fantastic opportunity for those seeking a well-appointed home in a sought-after location.



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# Accommodation

## Ground Floor

Entrance Hall  
Stairs To First Floor

**Lounge / Dining Room**  
19' 6" x 19' 6" (5.94m x 5.94m)

**Kitchen**  
12' 1" x 8' 9" (3.68m x 2.67m)

**Separate W.C.**

## Second Floor

**Master Bedroom**  
19' 7" x 14' 0" (5.97m x 4.27m)

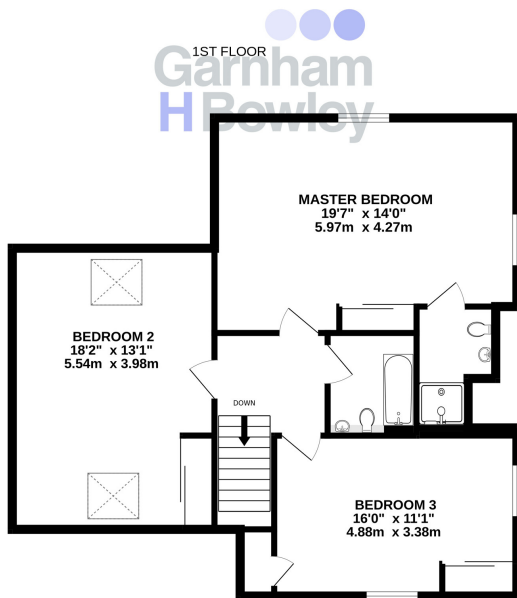
**En-suite**

**Bedroom 2**  
18' 2" x 13' 1" (5.54m x 3.99m)

**Bedroom 3**  
16' 0" x 11' 1" (4.88m x 3.38m)

**Family Bathroom**

**Parking**



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 RAILWAY STATIONS

East Grinstead Station 0.9 miles

Dormans Station 2.9 miles

Lingfield Station 4.3 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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