

Guide Price

£385,000

£375,000

Garnham
H Bewley

3 Balmoral, East Grinstead



- Fabulous Three Bedroomed Home
- End of Terrace
- Refitted Kitchen
- Spacious Lounge / Dining Room
- Family Shower Room
- Rear Garden
- Garage En Bloc
- Popular Herontye Estate

For further information contact Garnham H Bewley:

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



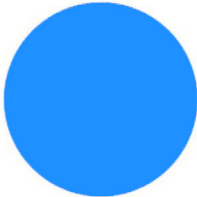
3 Balmoral, East Grinstead, West Sussex RH19 4RJ

Situated within a stone's throw of the picturesque Forest Way and close to sought-after primary and secondary schools, this fabulous three-bedroom end of terrace property offers both convenience and charm.

The ground floor boasts a spacious lounge/dining area, featuring French doors that open onto the rear garden, perfect for indoor-outdoor living. The contemporary, refitted kitchen comes complete with built-in appliances and offers a pleasant view of the garden.

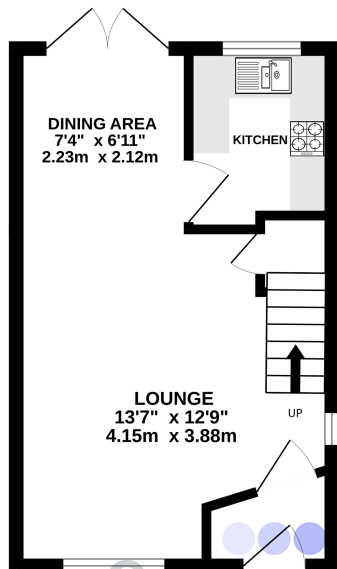
Upstairs, you'll find three well-proportioned bedrooms, each offering great space and flexibility. The family shower room is tastefully designed and well-appointed.

Externally, the property offers side gate access to a low-maintenance rear garden, ideal for those with a busy lifestyle. Additionally, the property benefits from a garage en-bloc, providing secure off-road parking. This wonderful home is perfect for those looking for a well-connected and low-maintenance property in a popular location. Early viewing is highly recommended.

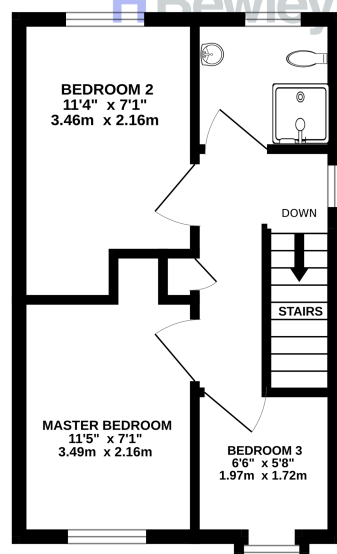


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GROUND FLOOR



1ST FLOOR



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

Living / Dining Room
16' 1" x 15' 7" (4.90m x 4.75m)

Kitchen
9' 3" x 7' 2" (2.82m x 2.18m)

First Floor

Master Bedroom
14' 5" x 9' 2" (4.39m x 2.79m)

Bedroom 2
12' 5" x 8' 10" (3.78m x 2.69m)

Bedroom 3
10' 2" x 6' 3" (3.10m x 1.91m)

Family Shower Room

Rear Garden

Garage En-bloc



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.9 miles

Dormans Station

2.4 miles

Lingfield Station

3.7 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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