

Price:

£435,000

Garnham
H Bewley

69 Farm Close, East Grinstead



- Stunning Terraced Home
- Three Double Bedrooms
- Bright & Airy Lounge/Diner with Separate Study
- Stylishly Finished Kitchen
- Tastefully Appointed Bathroom & Downstairs Cloakroom
- Private Rear Garden
- Driveway for Multiple Cars
- Excellently Positioned for Local Schools

For further information contact Garnham H Bewley:

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69 Farm Close, East Grinstead, West Sussex RH19 3QQ

A Charming Three-Bedroom Mock-Georgian Terraced Home in a Sought-After Location - Nestled in the highly desirable Worsted Farm estate, this stunning three-bedroom mock-Georgian terraced home offers a perfect blend of modern living and classic charm. Situated within easy reach of excellent primary and secondary schools, the bustling East Grinstead high street, and scenic walks along the Forest Way bridlepath, this property is ideal for those seeking convenience and tranquility.

The property welcomes you into an extended porch, providing ample space for coats and shoes with built-in storage on the left. A downstairs WC is conveniently located on the right. From here, a door leads into the spacious lounge/diner, which has been tastefully modernised to create a light, welcoming space. French doors open out to the rear garden, offering a seamless connection to outdoor living. Adjacent to the lounge is a large study, beautifully presented with a feature bay window that floods the room with natural light. The study also benefits from ample storage under the stairwell, making it a highly functional space. At the rear of the house is the thoughtfully designed kitchen, featuring sleek finishes and high-quality oak worktops. It comes complete with a range of integrated appliances, including a fridge/freezer, dishwasher, oven, induction hob, washing machine, and tumble dryer—perfect for the modern homeowner.

The first floor is home to three generously sized double bedrooms. The master bedroom, located at the front of the house, boasts double-fronted windows and an abundance of built-in wardrobes, providing excellent storage space. The third bedroom also benefits from built-in wardrobes, making it a versatile space for guests, children, or a home office. The family bathroom is well-appointed and in excellent condition, featuring a panel-enclosed bathtub, a heated towel rail, a hand basin, and a WC. A convenient airing cupboard, which houses the boiler, is located within the bathroom.

The rear garden is a delightful space, offering a patio area perfect for alfresco dining, an expanse of lawn for children to play, and raised beds for those with a green thumb. A garden shed provides additional storage, and there is rear access along the back of the terrace for added convenience. To the front, the property is set back from the road with a long sweeping drive that accommodates multiple vehicles.

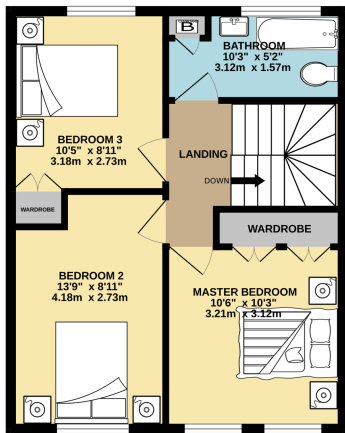
This immaculate family home is ideally located in the ever-popular Worsted Farm estate, offering both space and style in abundance. With its modern interiors, ample storage, and a beautiful rear garden, this property is not to be missed. Early viewing is highly recommended to avoid disappointment.

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1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



Accommodation

Ground Floor: Entrance Porch:

6' 6" x 6' 11" (1.98m x 2.11m)

Lounge/Diner:

11' 3" x 17' 10" (3.43m x 5.44m)

Kitchen:

11' 5" x 7' 9" (3.48m x 2.36m)

Study:

7' 9" x 15' 8" (2.36m x 4.78m)

WC:

6' 2" x 2' 10" (1.88m x 0.86m)

First Floor:

Master Bedroom:

10' 6" x 10' 3" (3.20m x 3.12m)

Bedroom Two:

13' 9" x 8' 11" (4.19m x 2.72m)

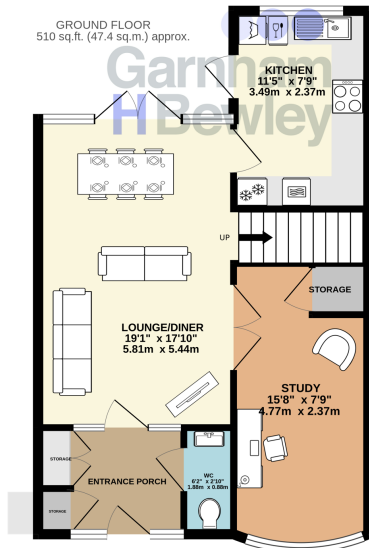
Bedroom Three:

10' 5" x 8' 11" (3.17m x 2.72m)

Bathroom:

10' 3" x 5' 2" (3.12m x 1.57m)

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



69 FARM CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 973 sq.ft. (90.4 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 Stations:

East Grinstead Station (1.1 miles)

Dormans Station (2.3 miles)

Lingfield Station (3.7 miles)

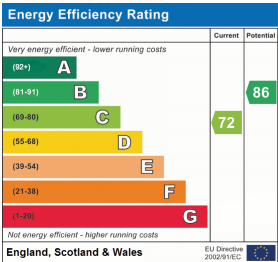
Nearest Schools:

Sackville School - Ofsted: Good (0.2 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (1.0 miles)

Brambletye School - Independent School (1.1 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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