

Price

£540,000

Garnham  
H Bewley

7 Aspen Court Fairfield Road, East Grinstead



- Four Double Bedroom Town House
- Four Ensuite Bathrooms & Separate WC
- Private Gated Development
- Close To Town, Station & Schools
- Excellent Condition Throughout
- Garage & Driveway Parking For Two Cars
- Newly Landscaped Garden
- Almost 2000 SQ FT Of Accommodation

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



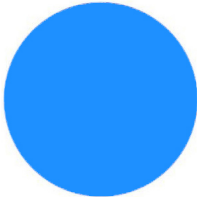
## 7 Aspen Court Fairfield Road, East Grinstead, West Sussex RH19 4HG

Situated within the exclusive and highly sought-after gated development of Aspen Court, this substantial four-bedroom family home offers nearly 2,000 sq ft of well-appointed living space, arranged over four versatile floors. Ideally positioned just a short walk from East Grinstead town centre, the property combines generous proportions with a practical layout, making it an ideal choice for modern family living.

The accommodation begins with a welcoming storm porch leading into a spacious reception hallway, complete with useful under-stair storage and access to the integral garage. To the rear of the ground floor is a generous double guest bedroom with French doors opening directly onto the garden, along with a stylish ensuite shower room comprising a low-level WC and wash hand basin—perfect for visitors or multi-generational living. On the first floor, the home offers a bright and spacious living room, enhanced by twin Juliette balconies that overlook the front aspect and flood the space with natural light. To the rear is a modern kitchen fitted with a comprehensive range of wall and base units, a sink and drainer, a five-ring gas hob with oven, and an overhead extractor fan, offering both style and functionality. This level also includes a convenient cloakroom with low-level WC and wash hand basin, as well as a handy storage cupboard.

The second floor provides two further well-proportioned double bedrooms. One features fitted wardrobes and an ensuite bathroom complete with bath and mixer taps, wash hand basin, and WC. The other benefits from its own ensuite shower room, offering comfort and privacy for family members or guests. A further storage cupboard adds to the practical appeal of this level. Occupying the entire top floor is the impressive principal bedroom suite, a peaceful retreat that boasts its own ensuite shower room and a large walk-in store room/airing cupboard, providing excellent storage space. Externally, the property continues to impress with driveway parking for two cars and an integral garage featuring an up-and-over door.

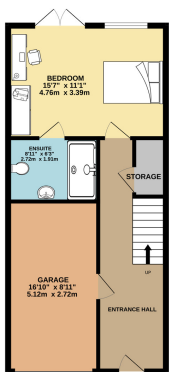
The newly landscaped rear garden offers a tranquil outdoor retreat, with a level astro turf area perfect for entertaining and a variety of mature trees, shrubs, and flowering plants that provide colour and privacy throughout the seasons. This superb home offers a rare opportunity to enjoy spacious, secure living in a prime location, within easy reach of East Grinstead's shops, schools, and transport links.



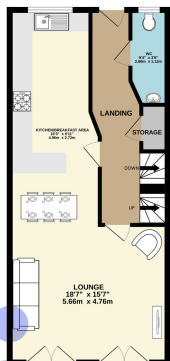
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# Accommodation

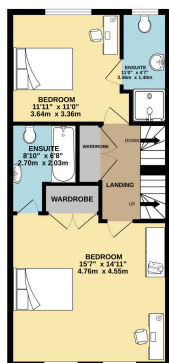
GROUND FLOOR  
533 sq.ft. (49.6 sq.m.) approx.



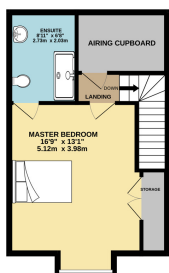
1ST FLOOR  
641 sq.ft. (59.3 sq.m.) approx.



2ND FLOOR  
645 sq.ft. (60.2 sq.m.) approx.



3RD FLOOR  
388 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1998 sq.ft. (185.6 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

#### Bedroom

15' 7" x 11' 1" (4.75m x 3.38m)

#### Ensuite

8' 11" x 6' 3" (2.72m x 1.91m)

#### Garage

16' 10" x 8' 11" (5.13m x 2.72m)

## First Floor

#### Lounge

18' 7" x 15' 7" (5.66m x 4.75m)

#### Kitchen / Breakfast Area

16' 3" x 8' 11" (4.95m x 2.72m)

#### WC

9' 4" x 3' 8" (2.84m x 1.12m)

## Second Floor

#### Bedroom

15' 7" x 14' 11" (4.75m x 4.55m)

#### Ensuite

8' 10" x 6' 8" (2.69m x 2.03m)

#### Bedroom

11' 11" x 11' 0" (3.63m x 3.35m)

#### Ensuite

11' 0" x 4' 7" (3.35m x 1.40m)

## Third Floor

#### Master Bedroom

16' 9" x 13' 1" (5.11m x 3.99m)

#### Ensuite

8' 11" x 6' 8" (2.72m x 2.03m)

#### Airing Cupboard / Storage Area

#### Outside

#### Rear Garden

#### Double Driveway



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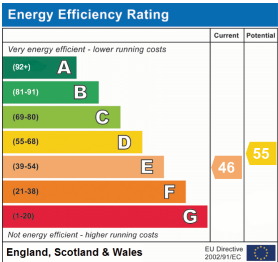


NEAREST STATIONS

East Grinstead Station - 0.7 miles

Dormans Station - 2.2 miles

Lingfield Station - 3.6 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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