

Price:

£425,000

35 Benchfield Close, East Grinstead



- Three Bedroom Family Home
- Large Lounge / Diner and Separate Family Room
- Stylish Fitted Kitchen
- Tastefully Appointed Family Bathroom
- Driveway Parking
- Low Maintenance Rear Garden
- Downstairs W.C
- Close Proximity to Excellent Primary & Secondary Schools

For further information contact Garnham H Bewley:

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





## 35 Benchfield Close, East Grinstead, West Sussex RH19 3NZ

Garnham H Bewley are delighted to offer for sale this stunning three bedroom terraced family home. Conveniently located on the ever-popular Worsted Farm estate, this property is superbly positioned for easy access to excellent Primary and Secondary schools, and is within walking distance to East Grinstead's historic Tudor High Street and mainline railway station.

Downstairs, the property is entered through a porch which has built in storage for coats & shoes to the right and a door to the downstairs WC / Cloakroom on the left. The downstairs WC has recently been modernised and re-tiled throughout. The lounge / diner is bright and airy and has recently been fitted with bi-folding doors across the back, creating a real social living space that extends into the garden throughout the Spring & Summer. The lounge / diner easily fits two large sofas and a dining table towards the back of the room. The family room is a converted garage, which adds an extra dynamic to the house, it could be used as a home office, a separate dining room or a snug. The Kitchen has been tastefully appointed with a range of wall and base level Crown Imperial units, and comes fitted with an integrated Neff dishwasher, Siemens gas hob, Bosch Electric Oven & Extractor, 1 1/2 sink with drainer, lazy-Susan retractable under-counter storage, pull-out pan drawers and still leaves space for a washing machine and American-style Fridge/Freezer.

Upstairs there are three double bedrooms, the largest of which sits to the front of the property and has built-in wardrobes spanning the width of the room. The bedrooms are beautifully complimented by a recently renovated and contemporary bathroom, fitted with panel-enclosed bath with shower above and glass shower screen, low level WC, wash-hand basin with fitted storage underneath and a heated towel rail. The gas combination boiler has been fitted in the airing cupboard in the bathroom.

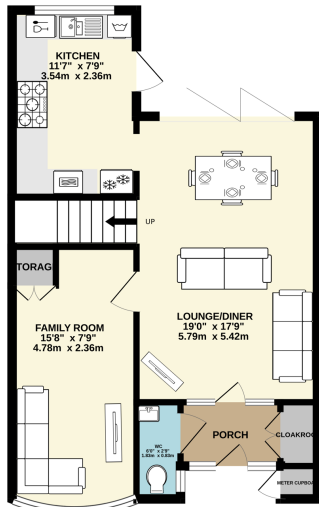
Outside, the property benefits from a low maintenance rear garden which has been decked and patioed, creating a perfect space for soaking up the summer sun. There is driveway parking at the front of the property and potential to extend the drive across the front garden.



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# Accommodation

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



## Ground Floor

### Porch

8' 0" x 4' 0" (2.44m x 1.22m)

### Downstairs WC

2' 9" x 6' 0" (0.84m x 1.83m)

### Lounge / Diner

11' 3" x 17' 11" (3.43m x 5.46m)

### Kitchen

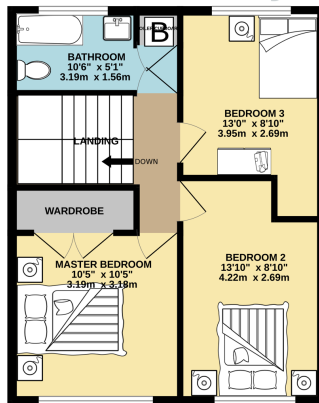
11' 7" x 7' 9" (3.53m x 2.36m)

### Family Room

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

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H Bewley**

1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



## First Floor

### Master Bedroom

10' 5" x 10' 5" (3.17m x 3.17m)

### Bedroom Two

8' 10" x 13' 10" (2.69m x 4.22m)

### Bedroom Three

8' 10" x 13' 0" (2.69m x 3.96m)

### Bathroom

10' 6" x 5' 1" (3.20m x 1.55m)

35 BENCHFIELD CLOSE - FLOORPLAN

TOTAL FLOOR AREA : 962 sq.ft. (89.4 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 (2.2 miles)

Lingfield Station (3.6 miles)

#### NEAREST SCHOOLS:

Sackville School - Ofsted: Good (0.1 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (0.9 miles)

Brambletye 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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