

Guide Price

£365,000

Garnham  
H Bewley

55 Sycamore Drive, East Grinstead



- End of Terrace Family Home
- Three Bedrooms
- Stylishly Fitted Kitchen
- Bright and Spacious Lounge / Diner
- Large Corner Plot Garden
- Two Allocated Parking Spaces
- Brand New Gas Combination Boiler
- 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)



## 55 Sycamore Drive, East Grinstead, West Sussex RH19 3UL

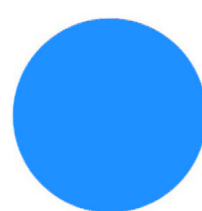
Guide Price: £365,000 - £375,000. Garnham H Bewley are delighted to offer for sale this excellent example of an end-of-terrace, three bedroom family home. Nestled in the ever-popular Estcots estate, this property allows for easy access into East Grinstead's historic Tudor high street, and the Town's mainline Railway Station, whilst also being within a stone's throw of excellent Primary and Secondary Schools.

The Ground floor accommodation consists of a modern and contemporary kitchen, which comes fitted with a range of wall and base level units, inset sink with drainer, oven and induction hob, whilst still allowing space for a washing machine and fridge/freezer. The kitchen also houses the Brand New gas combination boiler which was installed this year by the current owners. The Lounge / Diner is bright and airy, and easily allows for two large sofas and a four-seater dining table. There are bi-fold doors across the rear of the house, which open into a large corner-plot garden, which sweeps right around the house.

Upstairs, there are three family sized bedrooms, complimented by a modern bathroom which has been fitted with a low level WC, wash-hand-basin and P-shaped panel-enclosed bath tub with shower above. There is a window in the bathroom to the side aspect.

There is storage through out the house, including a cupboard on the landing, in the downstairs entrance hall and up in the loft.

Outside, the property benefits from a beautiful and large corner-plot garden which has been mainly laid to lawn, with an expanse of patio. The garden has a south-westerly aspect, ensuring you can soak up the sun all day long. The property benefits from two allocated parking spaces.



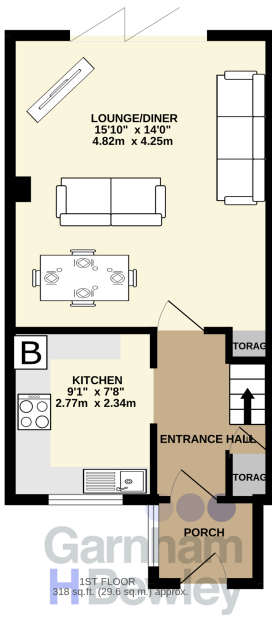
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# Accommodation

GROUND FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



## Ground Floor

### Lounge / Diner

14' 0" x 15' 10" (4.27m x 4.83m)

### Kitchen

7' 8" x 9' 1" (2.34m x 2.77m)

## First Floor

### Master Bedroom

14' 0" x 7' 9" (4.27m x 2.36m)

### Bedroom Two

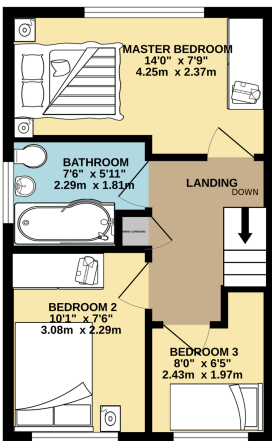
7' 6" x 10' 1" (2.29m x 3.07m)

### Bedroom Three

6' 5" x 8' 0" (1.96m x 2.44m)

### Bathroom

7' 6" x 5' 11" (2.29m x 1.80m)



55 SYCAMORE DRIVE - FLOORPLAN

TOTAL FLOOR AREA : 690 sq.ft. (64.1 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 (1.0 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.4 miles)

#### NEAREST SCHOOLS:

Sackville School - Ofsted: Good (0.2 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (0.7 miles)

The Meads Primary School - Ofsted: Good (1.0 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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