

Price:

£425,000

Garnham
H Bewley

40 Alders Avenue, East Grinstead



- Semi-Detached Family Home
- Three Bedrooms
- Fitted Kitchen & Shower Room
- Two Reception Rooms + Conservatory
- Large, Southerly Facing Rear Garden
- Driveway & Garage
- Close to Excellent Primary and Secondary Schools

For further information contact Garnham H Bewley:

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



40 Alders Avenue, East Grinstead, West Sussex RH19 2BZ

A three bedroom semi-detached family home offering well-balanced accommodation and excellent potential, ideally located within close proximity to East Grinstead railway station, the town's historic Tudor High Street, highly regarded primary and secondary schools, and a wide range of local amenities. The property is offered to the market with no onward chain.

The ground floor accommodation is arranged around a welcoming entrance porch leading into a generous living room, which provides ample space for both seating and entertaining. To the rear, a separate dining room enjoys views over the garden and opens into a conservatory, creating a pleasant additional reception space with direct access outside. The kitchen is positioned adjacent to the dining room and, while functional, would now benefit from modernisation, offering excellent scope for reconfiguration or updating to suit modern family living.

On the first floor, the layout comprises three bedrooms, including a well-proportioned principal bedroom with fitted wardrobes, a comfortable second double bedroom, and a third single bedroom ideal as a child's room, home office or nursery. A family shower room serves the bedrooms, complemented by useful built-in storage and an airing cupboard off the landing.

Externally, the property enjoys a relatively large, southerly facing rear garden, providing a fantastic space for families, keen gardeners or future extension potential (subject to the necessary consents). To the side of the house there is a driveway leading to a garage (with electric roll-up door), offering off-road parking and additional storage.

Although the property would now benefit from some general updating, it presents an excellent opportunity for purchasers to put their own stamp on a well-located family home in one of East Grinstead's most convenient residential areas.

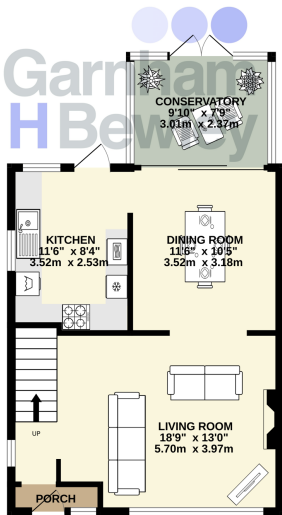
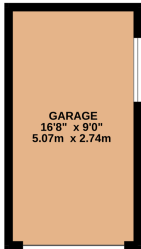
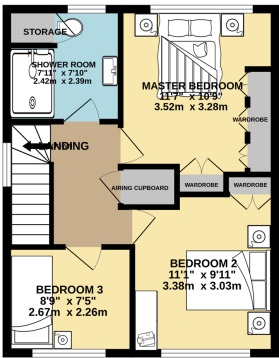


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Accommodation

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.

40 ALDERS AVENUE - FLOORPLAN

TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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:

Living Room:

18' 9" x 13' 0" (5.71m x 3.96m)

Dining Room:

11' 6" x 10' 5" (3.51m x 3.17m)

Kitchen:

11' 6" x 8' 4" (3.51m x 2.54m)

Conservatory:

9' 10" x 7' 9" (3.00m x 2.36m)

First Floor:

Master Bedroom:

11' 7" x 10' 9" (3.53m x 3.28m)

Bedroom Two:

11' 1" x 9' 11" (3.38m x 3.02m)

Bedroom Three:

8' 9" x 7' 5" (2.67m x 2.26m)

Shower Room:

7' 11" x 7' 10" (2.41m x 2.39m)

Outside:

Garage:

9' 0" x 16' 8" (2.74m x 5.08m)



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Nearest Stations:

East Grinstead Station (0.7 miles)

Dormans Station (1.5 miles)

Lingfield Station (2.8 miles)

Nearest Schools:

St Mary's CofE Primary School - Ofsted: Good (0.3 miles)

Baldwins Hill Primary School - Ofsted: Good (0.3 miles)

Blackwell Primary School - Ofsted: Good (0.4 miles)

Halsford Park Primary School - Ofsted: Good (0.6 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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