

Guide Price  
£360,000

£340,000

Garnham  
**H** Bewley

32 Estcots Drive, East Grinstead



- End of Terrace Family Home
- Three Bedrooms
- Spacious Lounge / Diner
- Separate Kitchen
- Family Bathroom
- Generous Rear Garden
- Allocated Parking
- Close To Town And Schools

For further information contact Garnham H Bewley:

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





## 32 Estcots Drive, East Grinstead, West Sussex RH19 3DB

Guide Price £340,000 to £360,000. Garnham H Bewley are delighted to offer for sale this fabulous three bedroom family home. The property boasts a generous size rear garden, separate fitted kitchen, fitted bathroom and three bedrooms. The property is situated on the ever popular Estcots development which is within striking distance of East Court playing fields, mainline train station, town centre, Estcots Primary and Sackville Secondary School.

The ground floor accommodation consists of front door to entrance hall, stairs to the first floor landing, storage cupboard housing the meters and door to the spacious lounge/diner which is situated to the rear of the property and enjoys an outlook over the rear garden. The fitted kitchen is well-appointed and consists of a range of wall and base level units with area of work surface, one and a half bowl sink/drainers with mixer tap, built in oven with four ring hob and cooker hood above and splash back, space for washing machine and fridge/freezer and window to the front aspect.

The first floor accommodation consists of a spacious landing and three family size bedrooms all of which are all complemented by the separate family bathroom. The bathroom has been fitted with a panel enclosed bath with shower screen & shower, low level W.C, wash hand basin and tiled walls.

The rear garden is a great size and benefits from side access leading to the front and rear access leading to the allocated parking space. The garden is mainly laid down as patio but offers a great space for everyone to enjoy the south facing aspect. There is plenty of on road parking for additional cars and visitors.

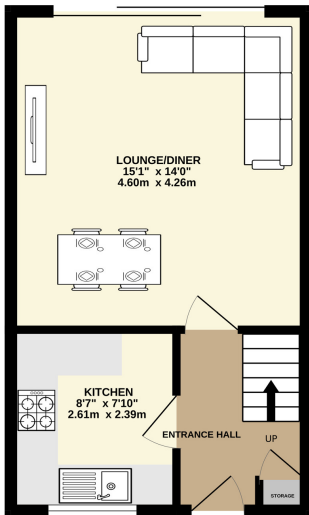


Welcome  
Home



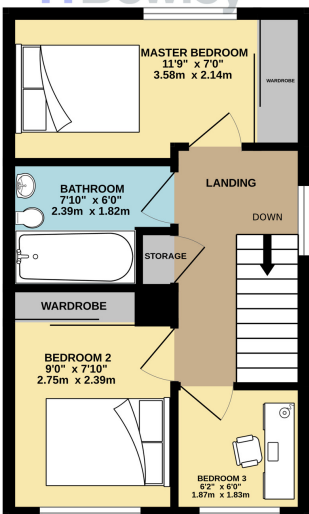
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GROUND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



Garnham  
H Bewley

1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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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# Accommodation

## Ground Floor

### Entrance Hall

### Lounge / Diner

15' 1" x 14' 0" (4.60m x 4.27m)

### Kitchen

8' 7" x 7' 10" (2.62m x 2.39m)

## First Floor

### Master Bedroom

11' 9" x 7' 0" (3.58m x 2.13m)

### Bedroom Two

9' 0" x 7' 10" (2.74m x 2.39m)

### Bedroom Three

6' 2" x 6' 0" (1.88m x 1.83m)

### Bathroom

7' 10" x 6' 0" (2.39m x 1.83m)

### Outside

### Rear Garden

### Allocated Parking



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Transport Information  
Nearest stations  
East Grinstead (0.9 mi)  
Dormans (2.0 mi)  
Lingfield (3.4 mi)

**East Grinstead**  
**01342 410227**

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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