

Price:

£425,000

Garnham  
H Bewley

12 Sackville Gardens, East Grinstead



- Characterful Semi-Detached Home
- Three Double Bedrooms
- Two Large Reception Rooms
- Stylishly Extended Kitchen
- Tastefully Finished Downstairs Bathroom
- Large, Southerly Facing Rear Garden
- Driveway for Three Cars
- Located Close to Excellent Schools

For further information contact Garnham H Bewley:

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## 12 Sackville Gardens, East Grinstead, West Sussex RH19 2AH

Extended Character Three-Bedroom Semi-Detached Home in Prime East Grinstead Location.

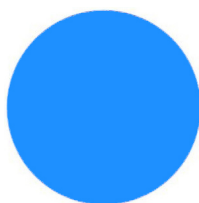
Located within walking distance of excellent primary and secondary schools, East Grinstead's mainline railway station, and the town's historic Tudor High Street, this extended three-bedroom semi-detached home perfectly blends character features with modern family living.

The property is entered via a small entrance hall with stairs rising to the first floor. To the right, a bright and airy lounge enjoys a large front-facing window, a charming feature fireplace, and an understairs storage cupboard. This welcoming space flows through to a spacious dining room, ideal for family meals and entertaining. The downstairs bathroom is tastefully finished, featuring a bath with shower over, wash hand basin, and WC, with windows to the side and rear providing plenty of natural light. At the rear of the home, the extended kitchen offers an impressive sense of space, enhanced by two large skylights and a rear window above the sink. It is fitted with a range of wall and base units, integrated oven, hob, and dishwasher, with space for a washing machine.

Upstairs, there are three well-proportioned double bedrooms. The principal bedroom, positioned at the front, includes a generous built-in wardrobe extending over the stairs.

Outside, the property boasts a large, southerly-facing rear garden, featuring two substantial patio areas ideal for outdoor entertaining, a garden shed, and wide side access. To the front, there is a driveway providing parking for up to three vehicles.

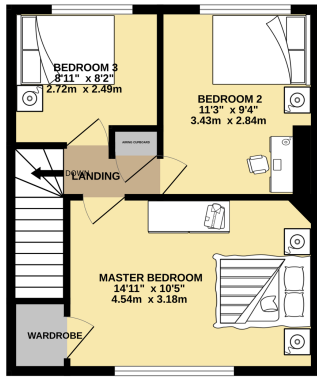
This delightful family home combines character, space, and convenience in one of East Grinstead's most sought-after locations—early viewing is highly recommended.



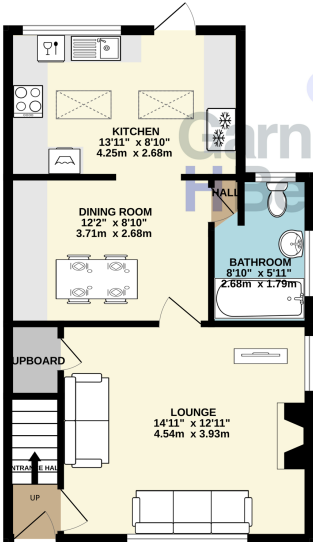
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1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



12 SACKVILLE GARDENS - FLOORPLAN

TOTAL FLOOR AREA : 897 sq.ft. (83.3 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:

#### Lounge:

14' 11" x 12' 11" (4.55m x 3.94m)

#### Dining Room:

12' 2" x 8' 10" (3.71m x 2.69m)

#### Bathroom:

8' 10" x 5' 11" (2.69m x 1.80m)

#### Kitchen:

13' 11" x 8' 10" (4.24m x 2.69m)

### First Floor:

#### Master Bedroom:

14' 11" x 10' 5" (4.55m x 3.17m)

#### Bedroom Two:

11' 3" x 9' 4" (3.43m x 2.84m)

#### Bedroom Three:

8' 11" x 8' 2" (2.72m x 2.49m)



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Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (1.6 miles)

Lingfield Station (2.8 miles)

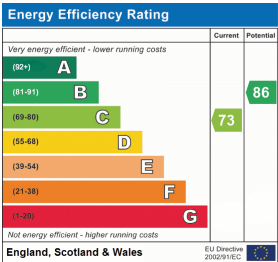
Nearest Schools:

Baldwins Hill Primary School - Ofsted: Good (0.2 miles)

Halsford Park Primary School - Ofsted: Good (0.3 miles)

St Mary's CofE Primary School - Ofsted: Good (0.4 miles)

St Peter's Catholic Primary School - Ofsted: Good (0.5 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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