

Price:

£350,000

57 Sycamore Drive, East Grinstead



- Terraced Family Home
- Three Bedrooms
- Stylishly Fitted Kitchen
- Bright & Spacious Lounge / Diner
- Stunning Condition Throughout
- Southerly Facing Rear Garden
- Allocated Parking Space
- 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)





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

Garnham H Bewley are delighted to offer to the market, this stunning three bedroom terraced house. Situated on the highly sought-after Estcots estate, this stylish and modern property is the perfect family home, combining contemporary living with practicality. With well-proportioned rooms and a thoughtful layout, this property offers comfort, convenience, and a real sense of space.

Downstairs, the newly-fitted kitchen is a standout feature, offering a sleek design, with quartz worktops and integrated appliances including a fridge/freezer, washing machine and tumble dryer. Ample cupboard space and work surface make it a practical and stylish space to cook. The large, bright, lounge/diner offers a generous area for both relaxation and dining. With plenty of natural light streaming through the double French doors, this room is perfect for family living or hosting guests.

Upstairs, you'll find two double bedrooms and a single bedroom. The master bedroom is a spacious retreat, which comfortably accommodates a king size-bed, whilst leaving plenty of room for wardrobes. Bedroom two is a good sized double, overlooking the front of the property. The third bedroom, while smaller, is versatile and ideal for use as a child's room, guest room, or home office. The family bathroom is stylishly appointed, featuring a modern white suite with a bath, shower over, WC and wash-hand basin. The room is finished with contemporary tiling, offering a clean fresh feel. There is an airing cupboard on the landing, as well as access to the loft. There is scope to convert the loft into additional accommodation (subject to planning permission).

Externally, the property benefits from a southerly-facing rear garden, mainly laid to lawn, offering a peaceful outdoor space to enjoy the sunshine. The property also benefits from an allocated parking space for one vehicle, located to the right-hand side of the terrace.

This home is perfect for anyone looking for a modern, low-maintenance property in a popular and well-connected location. With its generous living spaces, modern finishes, and proximity to local schools and transport links, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all it has to offer.

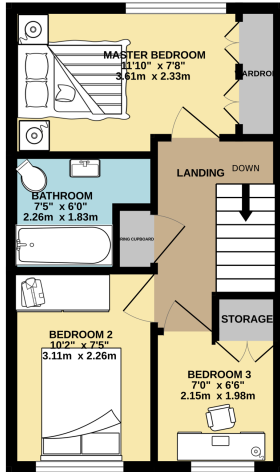


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# Accommodation

1ST FLOOR  
331 sq.ft. (30.9 sq.m.) approx.



**Ground Floor:**  
**Entrance Hall:**  
5' 11" x 8' 6" (1.80m x 2.59m)

**Kitchen:**  
8' 6" x 7' 8" (2.59m x 2.34m)

**Lounge/Diner:**  
15' 9" x 13' 11" (4.80m x 4.24m)

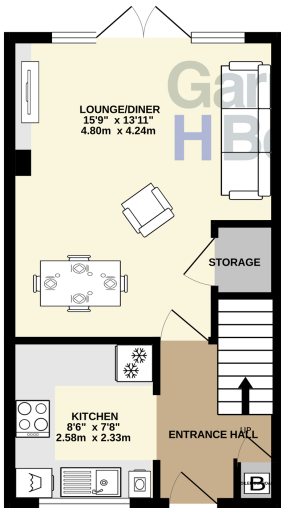
**First Floor:**  
**Landing:**  
6' 2" x 10' 2" (1.88m x 3.10m)

**Master Bedroom:**  
11' 10" x 7' 8" (3.61m x 2.34m)

**Bedroom Two:**  
10' 2" x 7' 5" (3.10m x 2.26m)

**Bedroom Three:**  
7' 0" x 6' 6" (2.13m x 1.98m)

**Bathroom:**  
7' 5" x 6' 0" (2.26m x 1.83m)



GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.

57 SYCAMORE DRIVE - FLOORPLAN

TOTAL FLOOR AREA : 667 sq.ft. (61.9 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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**Nearest Stations:**

East Grinstead Station (1.0 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.4 miles)

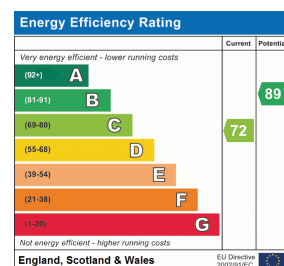
**Nearest Schools:**

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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