

Price:

£525,000

Garnham  
H Bewley

77 Blount Avenue, East Grinstead



- Extended Semi-Detached Family Home
- Three Bedrooms
- Two Large Reception Rooms
- Stylishly Fitted Kitchen
- Tastefully Appointed Family Bathroom & Downstairs WC
- Driveway Parking & Garage
- Excellent Position within the Ever-Popular Imberhome Estate

For further information contact Garnham H Bewley:

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



## 77 Blount Avenue, East Grinstead, West Sussex RH19 1JN

A Spacious and Extended Three-Bedroom Home in the Ever-Popular Imberhorne Estate.

Located in the sought-after Imberhorne estate, just a short distance from East Grinstead High Street and mainline station, this beautifully presented three-bedroom semi-detached family home offers generous living space, modern convenience, and an enviable setting backing directly onto the popular Worth Way bridleway – perfect for walkers, runners and cyclists alike.

The property has been extended to the rear on the ground floor, creating a light-filled and versatile layout ideal for modern family life. To the front of the house, a spacious lounge features a charming fireplace and large window, while to the rear, the extended dining area flows seamlessly into a well-appointed open-plan kitchen, perfect for entertaining and day-to-day living. A convenient cloakroom/WC is also situated at the front of the property.

Upstairs, you'll find three bedrooms – two generous doubles and a single – with the main bedroom benefiting from built-in wardrobes. The stylish family bathroom is located at the rear of the house and is finished to a contemporary standard.

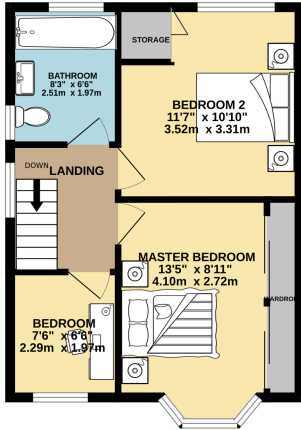
Outside, the home boasts a south-facing rear garden, mainly laid to lawn, offering excellent privacy and plenty of space for outdoor enjoyment. To the front, a private driveway provides off-road parking for two to three vehicles, along with access to a garage.

Early viewing is highly recommended to fully appreciate the space, setting, and potential of this well-located family home.



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1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



## Accommodation

### Ground Floor:

#### Lounge:

11' 8" x 25' 6" (3.56m x 7.77m)

#### Kitchen:

11' 7" x 9' 10" (3.53m x 3.00m)

#### Dining Room:

15' 11" x 8' 5" (4.85m x 2.57m)

#### WC:

2' 9" x 6' 3" (0.84m x 1.91m)

### First Floor:

#### Master Bedroom:

8' 11" x 13' 5" (2.72m x 4.09m)

#### Bedroom Two:

10' 10" x 11' 7" (3.30m x 3.53m)

#### Bedroom Three:

7' 6" x 6' 6" (2.29m x 1.98m)

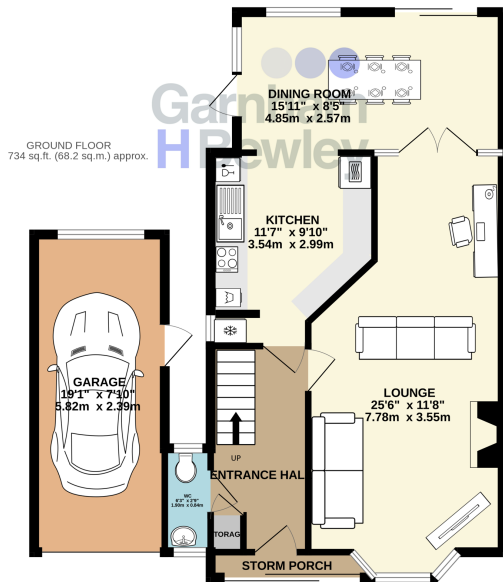
#### Bathroom:

8' 3" x 6' 6" (2.51m x 1.98m)

#### Outside:

#### Garage:

7' 10" x 19' 1" (2.39m x 5.82m)



GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.

### 77 BLOUNT AVENUE - FLOORPLAN

TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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 (0.3 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.4 miles)

**Nearest Schools:**

St Peter's Catholic 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)

Baldwins Hill Primary School - Ofsted: Good (0.7 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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