

Guide Price

£550,000

Garnham
H Bewley

23 Meadowcroft Close, East Grinstead



- Detached Family Home
- Three Double Bedrooms
- Two Reception Areas
- Added Utility & Shower Room
- Integral Garage & Driveway Parking
- In Need of Modernising Throughout
- Close To Town & Station
- No Onward Chain

For further information contact Garnham H Bewley:

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



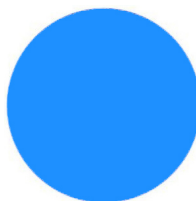
23 Meadowcroft Close, East Grinstead, West Sussex RH19 1NA

Tucked away in a quiet cul-de-sac on one of East Grinstead's most desirable and well-established residential estates, this spacious three double bedroom detached home offers an outstanding opportunity for buyers looking to create their ideal family home. Requiring full modernisation throughout, the property provides the perfect blank canvas for extension, reconfiguration, and updating, subject to the necessary consents — offering enormous potential to add value and tailor the layout to suit a modern lifestyle.

Approached via a private driveway, the property benefits from off-street parking and an integral garage, which could be converted to additional living space or used for secure storage, depending on your needs. Once inside, the generous ground floor accommodation offers two reception rooms, providing flexibility for both formal and informal living. Whether you envision a cosy lounge, a separate dining space, or a playroom or home office, the layout can easily be adapted to meet the demands of a growing family. The kitchen, while in need of updating, is well-proportioned and leads conveniently into a useful utility room, ideal for laundry and additional storage.

A downstairs shower room adds further practicality, especially for busy households, and provides added convenience for guests. Upstairs, the property continues to impress with three genuine double bedrooms, each offering good proportions and scope for built-in storage or en-suite additions. The family bathroom is also located on this floor, providing a solid foundation for a stylish refit or total redesign. The location of this home is a key highlight — set in a peaceful, no-through-road, yet just a short walk from East Grinstead mainline railway station, making it ideal for commuters with regular services into London. Families will also appreciate the close proximity to well-regarded primary and secondary schools, both within a ten-minute walk, as well as access to local parks, shops, and other amenities.

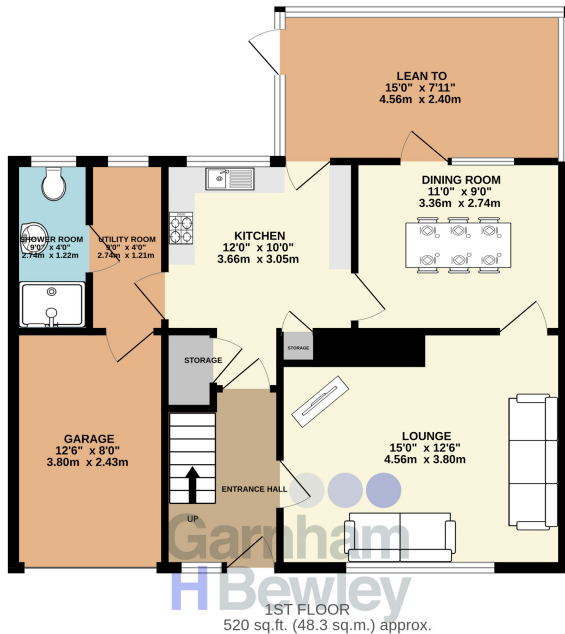
Opportunities like this are becoming increasingly rare in such a popular area. With generous room sizes, excellent transport links, and the chance to significantly improve and personalise the home, this property is perfect for anyone seeking a long-term family residence or an investment project. Early viewing is highly recommended to fully appreciate the potential on offer.



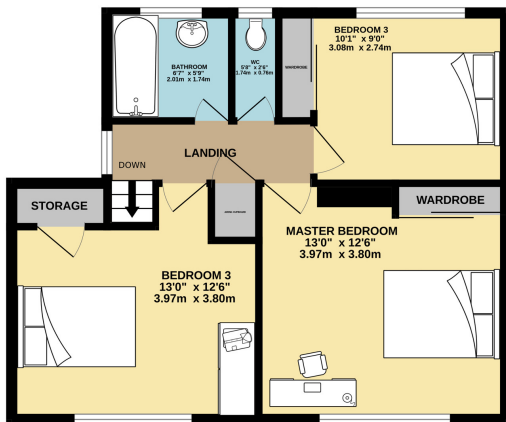
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GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.5 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 Hallway

Lounge

15' 0" x 12' 6" (4.57m x 3.81m)

Dining Room

11' 0" x 9' 0" (3.35m x 2.74m)

Kitchen

12' 0" x 10' 0" (3.66m x 3.05m)

Utility Room

9' 0" x 4' 0" (2.74m x 1.22m)

Shower Room

9' 0" x 4' 0" (2.74m x 1.22m)

Garage

12' 6" x 8' 0" (3.81m x 2.44m)

First Floor

Master Bedroom

13' 0" x 12' 6" (3.96m x 3.81m)

Bedroom Two

13' 12" x 12' 6" (4.27m x 3.81m)

Bedroom Three

10' 1" x 9' 0" (3.07m x 2.74m)

Bathroom

6' 7" x 5' 9" (2.01m x 1.75m)



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NEAREST TRAIN STATIONS

East Grinstead Station

0.6 miles

Dormans Station

2.1 miles

Lingfield Station

3.3 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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