

Offers in Excess of:

£365,000

Garnham  
**H** Bewley

34 Sackville Gardens, East Grinstead



- Mid Terrace Family Home
- Two Double Bedrooms
- Recently Updated Throughout
- Four Piece Family Bathroom
- Spacious Lounge / Family Room
- Open Plan Kitchen / Diner
- Large Rear Garden
- Quiet & Sought After Cul-De-Sac

For further information contact Garnham H Bewley:

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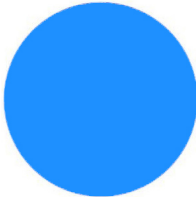


## 34 Sackville Gardens, East Grinstead, West Sussex RH19 2AH

Nestled in a highly sought-after area, this beautifully updated mid-terrace family home offers a fantastic opportunity for those seeking modern living combined with a convenient and desirable location. Perfect for first-time buyers, small families, or those looking to downsize, this property is ready to move in and make your own. Upon entering, you are welcomed into a bright and spacious living room that has been thoughtfully refreshed, offering both style and comfort. The room features a large bay window that flood the space with natural light, creating a warm and inviting atmosphere. The generous living space flows seamlessly into a contemporary kitchen, fully equipped with new fixtures and fittings. With ample storage and worktop space, the kitchen is perfect for family meals, hosting friends, or enjoying everyday cooking.

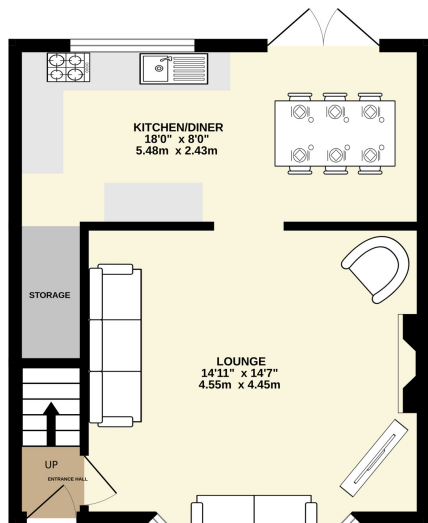
Upstairs, the home boasts two spacious double bedrooms, each offering plenty of room for furniture, storage, and personal touches. The larger of the two bedrooms offers a tranquil retreat, while the second bedroom can serve as a comfortable guest room or home office. The four piece family bathroom has also been updated to a high standard, featuring modern fittings and a neutral, clean design that enhances the overall aesthetic of the home.

To the rear of the property, you'll find a well-maintained garden, offering a private outdoor space perfect for enjoying the fresh air, gardening, or hosting family gatherings and barbecues. This home is ideally located within easy reach of local amenities, including shops, restaurants, and leisure facilities. The property is also close to well-regarded schools and has excellent transport links, making it perfect for those commuting or seeking a well-connected location. With its blend of modern updates, spacious rooms, and prime location, this property presents an exciting opportunity for buyers looking for a home that combines both comfort and convenience.

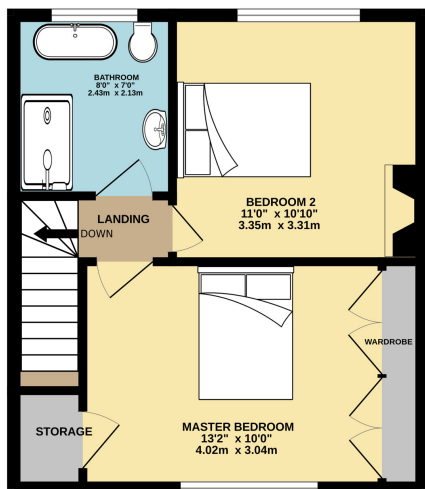


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GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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 14' 7" (4.55m x 4.45m)

#### Kitchen/Diner

18' 0" x 8' 0" (5.49m x 2.44m)

### First Floor

#### Master Bedroom

13' 2" x 10' 0" (4.01m x 3.05m)

#### Bedroom Two

11' 0" x 10' 10" (3.35m x 3.30m)

#### Four Piece Family Bathroom

8' 0" x 7' 0" (2.44m x 2.13m)



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## NEAREST STATIONS

East Grinstead Station - 0.8 miles

Dormans Station - 1.6 miles

Lingfield Station - 2.8 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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