

Price:

£350,000

Garnham  
**H** Bewley

51a Elizabeth Crescent, East Grinstead



- Modern End-of-Terrace Home
- Two Large Double Bedrooms
- Bright & Airy Lounge
- Stylishly Fitted Kitchen/Breakfast Room
- Tastefully Appointed Family Bathroom & Downstairs WC
- Private, Low-Maintenance Rear Garden
- Driveway Parking
- Positioned close to Excellent Schools

For further information contact Garnham H Bewley:

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





## 51a Elizabeth Crescent, East Grinstead, West Sussex RH19 3JE

**\*\*Modern Two-Bedroom End of Terrace Home in Prime Location\*\***

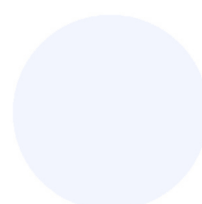
Situated just a short stroll from East Grinstead High Street and train station, this charming two-bedroom end of terrace home offers a perfect blend of modern living and a convenient location. Ideal for professionals, families, or first-time buyers, the property is within walking distance of East Court Playing Fields, the Town Hall, and excellent primary and secondary schools.

Upon entry, you're greeted by a small, welcoming entranceway with space for coats and shoes. The generous lounge flows effortlessly from the entrance, providing a bright and comfortable space for relaxation. To the rear of the property, the kitchen/breakfast room is a fantastic hub for everyday living. French doors open onto a sunny, private garden with decking—ideal for alfresco dining or enjoying a quiet afternoon in the sun. The downstairs WC adds extra convenience.

Upstairs, the property boasts two spacious double bedrooms. The master bedroom, positioned at the front, benefits from bespoke, built-in wardrobes, offering ample storage and a touch of elegance. The family bathroom is stylishly fitted, providing a modern and tranquil space.

At the front of the property, there is a driveway with space for one car, ensuring off-street parking.

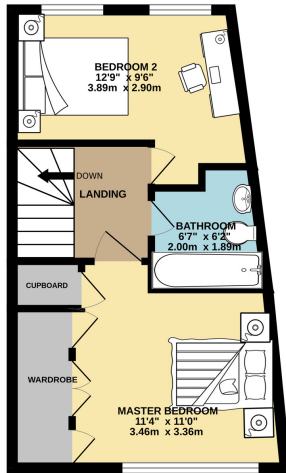
This delightful home is perfect for those seeking comfort, convenience, and a fantastic location. Don't miss the opportunity to view—contact us today to arrange your viewing!



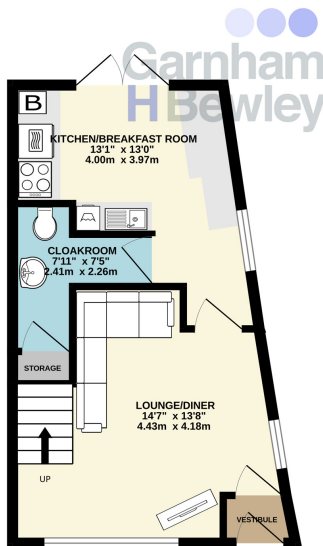
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1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



51A ELIZABETH CRESCENT - FLOORPLAN

TOTAL FLOOR AREA: 642 sq.ft. (59.6 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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## Accommodation

### Ground Floor:

#### Vestibule:

3' 10" x 4' 4" (1.17m x 1.32m)

#### Lounge/Diner:

14' 7" x 13' 8" (4.45m x 4.17m)

#### Kitchen/Breakfast Room:

13' 1" x 13' 0" (3.99m x 3.96m)

#### Cloakroom:

7' 11" x 7' 5" (2.41m x 2.26m)

### First Floor:

#### Master Bedroom:

11' 4" x 11' 0" (3.45m x 3.35m)

#### Bedroom Two:

12' 9" x 9' 6" (3.89m x 2.90m)

#### Bathroom:

6' 7" x 6' 2" (2.01m x 1.88m)



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Nearest Stations:

East Grinstead Station (0.8 miles)

Dormans Station (1.5 miles)

Lingfield Station (2.9 miles)

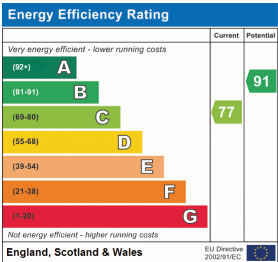
Nearest Schools:

Blackwell Primary School - Ofsted: Good (0.1 miles)

Estcots Primary School - Ofsted: Good (0.7 miles)

Sackville School - Ofsted: Good (0.7 miles)

St Mary's CofE 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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