

Price:

£375,000

Garnham
H Bewley

62 The Glades, East Grinstead



- Stunning End-of-Terrace Home
- Two Large Double Bedrooms
- Bright & Spacious Lounge/Diner
- Stylishly Fitted Kitchen with Integrated Appliances
- Tastefully Appointed Bathroom
- Allocated Parking & Garage
- Close to Excellent Primary and Secondary Schools

For further information contact Garnham H Bewley:

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



62 The Glades, East Grinstead, West Sussex RH19 3XW

Attractive Two-Bedroom End-of-Terrace Home in a Peaceful Woodland Setting – Worsted Farm Estate, East Grinstead.

Tucked away in a quiet cul-de-sac on the ever-popular Worsted Farm estate, this beautifully presented two-bedroom end-of-terrace home offers the perfect blend of peace, practicality, and location. Backing directly onto woodland and within walking distance of East Grinstead's historic Tudor High Street, the property is also ideally placed for excellent primary and secondary schools, making it a superb choice for families, professionals, or downsizers.

The property is entered via a useful porch — ideal for coats and shoes — which leads directly into a bright and spacious lounge/diner. A large bay window and additional front-facing window flood the room with natural light, while stairs rise neatly to the first floor on the left. The kitchen is located at the rear of the property and is in excellent condition, featuring an integrated dishwasher and washing machine, induction hob, electric oven, 1.5 sink with drainer, and a freestanding American-style fridge/freezer. A rear door leads directly to the garden.

Upstairs, the generously sized master bedroom is unusually large for a property of this type and boasts dual front-aspect windows and bespoke built-in wardrobes. Bedroom two overlooks the rear garden and is currently used as a home office, though it comfortably accommodates a double bed. The family bathroom is stylishly fitted with a corner bath and overhead shower, low-level WC, and wash basin. Additional storage is provided by an airing cupboard on the landing and access to loft space above.

Outside, the property truly excels. The rear garden is larger than average for this style of home, thanks to a spacious side plot. Recently updated with new fencing, the garden is mainly laid to lawn with generous patio areas — perfect for outdoor entertaining or relaxing in the sun. Further benefits include a garage en-bloc, with parking in front, plus an additional allocated parking space.

Properties in this location, with such generous outdoor space and immaculate presentation, are rarely available. Early viewing is highly recommended.

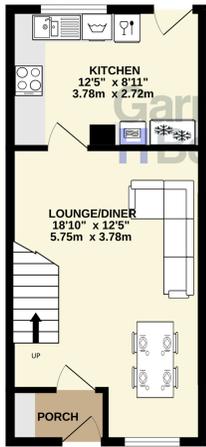


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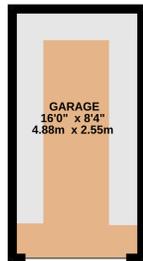
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1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



62 THE GLADES - FLOORPLAN

TOTAL FLOOR AREA : 830 sq.ft. (77.1 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:

Porch:

5' 11" x 3' 1" (1.80m x 0.94m)

Lounge/Diner:

12' 5" x 18' 10" (3.78m x 5.74m)

Kitchen:

12' 5" x 8' 11" (3.78m x 2.72m)

First Floor:

Master Bedroom:

12' 5" x 14' 3" (3.78m x 4.34m)

Bedroom Two:

7' 2" x 13' 9" (2.18m x 4.19m)

Bathroom:

5' 3" x 10' 10" (1.60m x 3.30m)

Outside:

Garage:

8' 4" x 16' 0" (2.54m x 4.88m)



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Nearest Stations:

East Grinstead Station (1.2 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.6 miles)

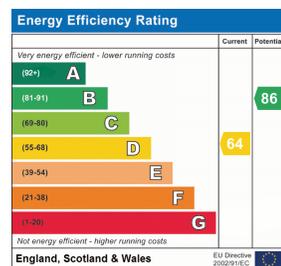
Nearest Schools:

Sackville School - Ofsted: Good (0.3 miles)

Estcots Primary School - Ofsted: Good (0.4 miles)

Brambletye School - Independent School (1.1 miles)

Blackwell 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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