

Price:

£465,000

Garnham  
H Bewley

45 Elizabeth Crescent, East Grinstead



- Two Bedroom Detached Bungalow
- Tastefully Fitted Kitchen & Bathroom
- Bright & Spacious Lounge / Diner
- Large Loft Room
- Stunning Rear Garden
- Driveway & Garage
- Close to Local Bus Routes
- No Onward Chain

For further information contact Garnham H Bewley:

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



## 45 Elizabeth Crescent, East Grinstead, West Sussex RH19 3JE

Set within the desirable Blackwell Farm estate, this well-presented two-bedroom detached bungalow offers balanced accommodation in a sought-after part of East Grinstead. The location is excellent—within easy walking distance of East Court Playing Fields, the town hall and East Grinstead Football Club, as well as the characterful medieval Tudor high street and a selection of well-regarded primary and secondary schools.

The front door of the property opens into a generously sized and welcoming entrance hall. At the front of the home, both double bedrooms feature fitted wardrobes, providing practical storage and a comfortable feel.

The lounge/diner runs along the left side of the bungalow and enjoys plenty of natural light, enhanced by sliding patio doors that open directly onto the rear garden. It offers a versatile space suitable for everyday living and entertaining alike. The kitchen is positioned at the rear and fitted with a comprehensive range of units, a double sink and an electric cooker, with additional room for laundry appliances and under-counter fridges and freezers. A serving hatch opens into the lounge/diner, and a rear door gives convenient access to the garden. The bathroom includes a panel-enclosed bath, low-level WC, wash hand basin and a side-aspect window.

A useful loft room, accessed via the spacious hall area, provides an ideal space for a study or hobby room. It benefits from two large skylights and generous eaves storage.

Outside, the south-westerly facing rear garden offers a private and appealing outdoor space with a patio area, well-kept lawn and mature shrubs. A workshop and greenhouse sit at the far end of the garden, perfect for those with gardening interests. To the front, there is driveway parking for two cars and an attached garage on the left of the property, complete with a rear door into the garden.

With its practical layout, excellent setting and the advantage of no onward chain, this bungalow presents a fantastic opportunity for buyers looking to put their own stamp on a well-located home. Early viewing is recommended.

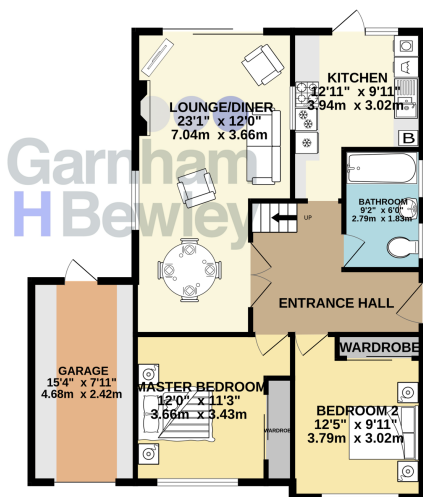
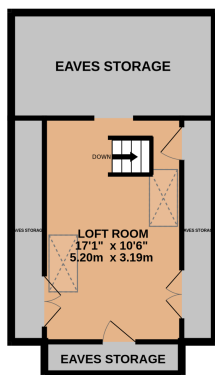


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1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



GROUND FLOOR  
1022 sq.ft. (95.0 sq.m.) approx.

#### 45 ELIZABETH CRESCENT - FLOORPLAN

TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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 / Diner:

12' 0" x 23' 1" (3.66m x 7.04m)

#### Kitchen:

12' 11" x 9' 11" (3.94m x 3.02m)

#### Master Bedroom:

12' 0" x 11' 3" (3.66m x 3.43m)

#### Bedroom Two:

12' 5" x 9' 11" (3.78m x 3.02m)

#### Bathroom:

9' 2" x 6' 0" (2.79m x 1.83m)

### First Floor:

#### Loft Room:

10' 6" x 17' 1" (3.20m x 5.21m)

#### Outside:

#### Garage:

7' 11" x 15' 4" (2.41m x 4.67m)

#### Workshop:

12' 0" x 11' 7" (3.66m x 3.53m)



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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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