

Guide Price

£500,000

Garnham  
H Bewley

96 Butlers Way, East Grinstead



- Semi Detached
- Three Bedrooms
- Stylish Kitchen
- Lounge/Dining Room
- Downstairs W.C.
- Family Bathroom
- Garden
- Driveway Parking

For further information contact Garnham H Bewley:

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## 96 Butlers Way, East Grinstead RH19 4TS

Guide Price £500,000 to £515,000. A beautifully presented and stylishly modernised three-bedroom semi-detached home, built in 2023 and still benefiting from the remainder of its new-build warranty. Ideally positioned for easy access to East Grinstead railway station, as well as a variety of scenic countryside walks, the property offers approximately 965 sq ft of well-planned accommodation arranged over two floors.

The current owners have further enhanced the property, creating a light, contemporary and stylish home that is ready to move straight into. Additional benefits include driveway parking and a private rear garden. Internal viewing is highly recommended to fully appreciate the quality, versatility and overall appeal of this fantastic family home.

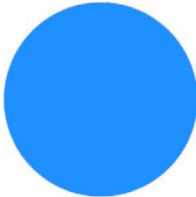
The accommodation comprises an entrance hall with stairs rising to the first floor and access to a useful downstairs cloakroom. The modern kitchen is positioned to the front of the property and is fitted with a comprehensive range of wall and base-level units, integrated appliances and space for further appliances, together with a front-aspect window.

To the rear, the impressive lounge/dining room provides an excellent space for both everyday family life and entertaining. The room has been stylishly enhanced with a contemporary media wall and features French doors opening directly onto the rear garden, creating a bright and welcoming living space.

Upstairs, the landing provides access to three bedrooms and the family bathroom. The principal bedroom offers a comfortable and well-proportioned space, while bedroom three enjoys views over the rear garden. Bedroom two is positioned to the front aspect.

Outside, the private rear garden features a patio area, providing an ideal space for outdoor dining and entertaining, with the remainder laid to lawn. Side access leads through to the driveway, which provides convenient off-road parking.

Overall, this is a superb modern family home combining contemporary living, attractive presentation and a convenient location, with East Grinstead station and beautiful surrounding countryside both within easy reach.



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# Accommodation

## Ground Floor Entrance Hall

### Downstairs W.C.

### Kitchen

10' 3" x 9' 11" (3.12m x 3.02m)

### Lounge/Dining Room

15' 1" x 14' 5" (4.60m x 4.39m)

## First Floor Landing

### Main Bedroom

15' 6" x 9' 6" (4.72m x 2.90m)

### Bedroom 2

14' 2" x 9' 7" (4.32m x 2.92m)

### Bedroom 3

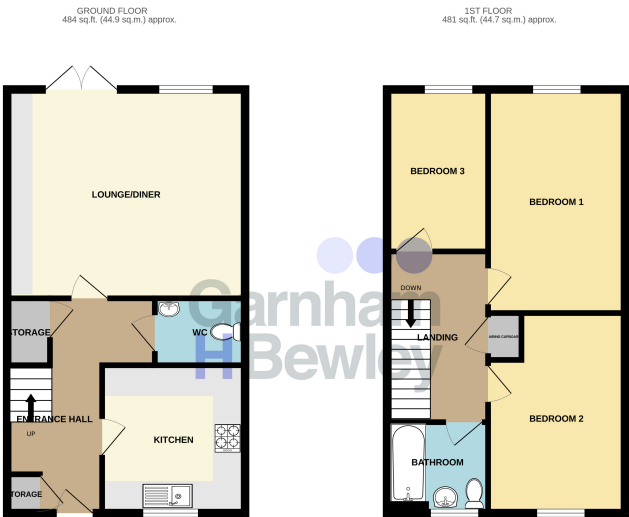
11' 3" x 7' 1" (3.43m x 2.16m)

### Family Bathroom

7' 0" x 6' 3" (2.13m x 1.91m)

## Outside Garden

## Driveway



TOTAL FLOOR AREA: 965 sq.ft. (89.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, options and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency. See the plans for details.



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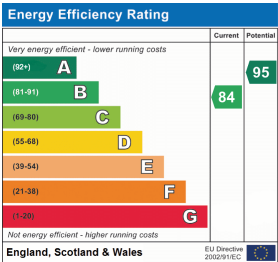


Nearest Station:

East Grinstead Station — about 0.5 miles away  
(National Rail)

Dormans Station — about 2.0 miles away  
(National Rail)

Lingfield Station — about 3.4 miles away  
(National Rail)



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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