

Price:  
£260,000

1 Bewlands Drive, East Grinstead



- Stunning First Floor Maisonette
- One Large Double Bedroom
- Immaculate Condition Throughout
- Contemporary Open-Plan Kitchen / Living Space
- Allocated Parking Space
- Remaining NHBC Warranty
- Within Walking Distance of East Grinstead

For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 1 Bewlands Drive, East Grinstead, West Sussex RH19 4SQ

A beautifully presented newly built first-floor maisonette by Linden Homes, situated on a sought-after modern development within walking distance of East Grinstead's historic Tudor High Street and mainline railway station, and benefiting from an allocated parking space.

Finished to an exceptional standard throughout, this stylish home offers 613 sq. ft. of well-designed accommodation. The heart of the property is the bright open-plan living space and contemporary kitchen, perfectly arranged for both everyday living and entertaining, with ample room for seating and dining. The kitchen is sleek and modern, fitted with quality appliances and clean, streamlined cabinetry.

The generous double bedroom provides a calm retreat with space for wardrobes and additional furniture, while the modern bathroom is finished with crisp tiling and contemporary sanitary ware. Further benefits include a useful storage cupboard off the landing and excellent natural light throughout.

Set within a modern, newly built estate, the property enjoys attractive views across East Grinstead's iconic viaduct, adding a unique and charming outlook. The location combines peaceful residential living with superb convenience, offering easy access to shops, cafés, restaurants, green spaces and fast rail connections to London.

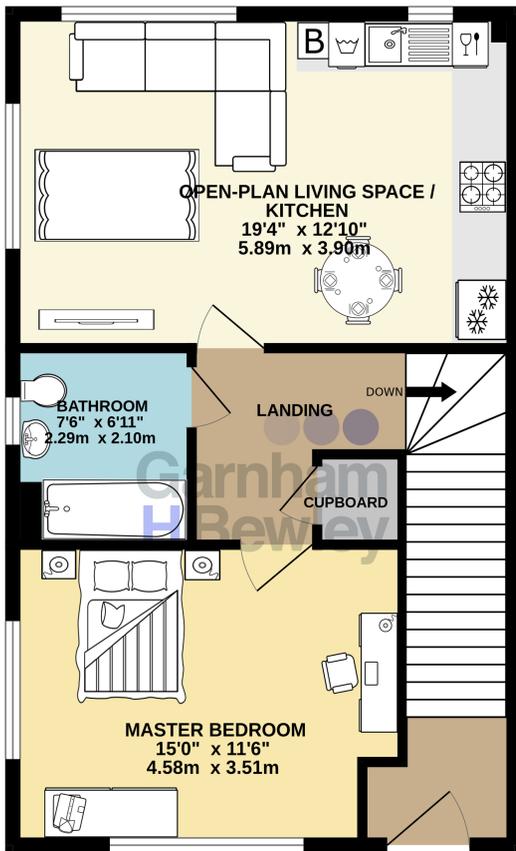
Presented in stunning, turnkey condition, this superb maisonette is ideal for first-time buyers, professionals, or investors seeking a high-quality home in a prime East Grinstead location.



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# Accommodation

FIRST FLOOR MAISONETTE  
613 sq.ft. (56.9 sq.m.) approx.



**First Floor Maisonette:**  
**Open-Plan Living Space / Kitchen:**  
19' 4" x 12' 10" (5.89m x 3.91m)

**Master Bedroom:**  
15' 0" x 11' 6" (4.57m x 3.51m)

**Bathroom:**  
7' 6" x 6' 11" (2.29m x 2.11m)

1 BEWLANDS DRIVE - FLOORPLAN

TOTAL FLOOR AREA: 613 sq.ft. (56.9 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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**Nearest Stations:**

East Grinstead Station (0.5 miles)

Dormans Station (2.6 miles)

Lingfield Station (3.9 miles)

**Nearest Schools:**

St Peter's Catholic Primary School - Ofsted: Good (0.6 miles)

Halsford Park Primary School - Ofsted: Good (0.8 miles)

The Meads Primary School - Ofsted: Good (0.6 miles)

St Mary's CofE Primary School - Ofsted: Good (0.9 miles)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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