

Price:

£298,000

Garnham  
H Bewley

10 The Dell, East Grinstead



- Stylish Two Bedroom Cluster House
- Contemporary Open-Plan Kitchen / Living Space
- Fitted Bathroom
- Private Garden
- Driveway Parking for Three Vehicles
- Quiet Cul-De-Sac Location
- Perfect for First Time Buyers
- No Onward Chain

For further information contact Garnham H Bewley:

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## 10 The Dell, East Grinstead, West Sussex RH19 3XP

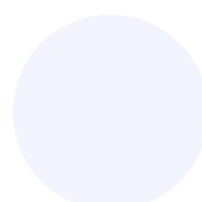
Tucked away in a quiet cul-de-sac on the ever-popular Worsted Farm Estate, this well-presented two-bedroom cluster house offers an excellent opportunity for first-time buyers, downsizers and investors alike. Conveniently offered to the market with no onward chain, the property enjoys a highly desirable location within walking distance of East Grinstead's historic Tudor High Street, East Court Playing Fields, Ashplatts Woods and the picturesque Forest Way bridlepath.

The accommodation extends to approximately 500 square foot. and is arranged over two floors. The ground floor features a bright and spacious open-plan kitchen, living and dining area, creating a sociable and versatile living space ideal for modern lifestyles. The well-appointed kitchen is fitted with a range of units and work surfaces and benefits from an integrated fridge freezer and a practical breakfast bar, perfect for casual dining. The living area enjoys plenty of natural light and direct access to the property's outside space.

On the first floor, a landing provides access to two bedrooms and the family bathroom. The principal bedroom benefits from a built-in wardrobe, while the second bedroom offers an ideal guest room, nursery or home office. The bathroom is well-appointed and comprises a bath with shower over, wash hand basin and WC.

Externally, the property enjoys a private lawned garden to the side, providing a pleasant outdoor space for relaxing and entertaining. A particular feature of the property is the excellent parking provision, including a private driveway with space for up to three vehicles, together with an additional allocated parking space.

Combining a peaceful residential setting with easy access to local amenities, countryside walks and transport links, this attractive home represents an ideal purchase for those seeking a low-maintenance property in a sought-after East Grinstead location.



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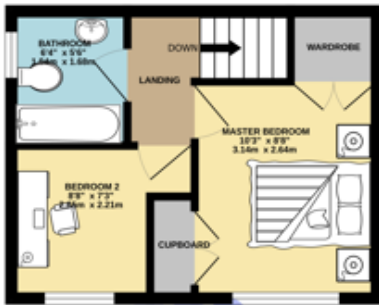
**Ground Floor:**  
**Open-Plan Kitchen / Living Space:**  
 17' 8" x 14' 0" (5.38m x 4.27m)

**First Floor:**  
**Master Bedroom:**  
 10' 3" x 8' 8" (3.12m x 2.64m)

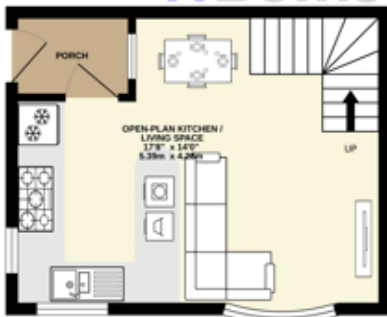
**Bedroom Two:**  
 8' 8" x 7' 3" (2.64m x 2.21m)

**Bathroom:**  
 6' 4" x 5' 6" (1.93m x 1.68m)

1ST FLOOR  
 250 sq.ft. (23.2 sq.m.) approx.



GROUND FLOOR  
 250 sq.ft. (23.2 sq.m.) approx.



10 THE DELL - FLOORPLAN

TOTAL FLOOR AREA: 500 sq.ft. (46.4 sq.m.) approx.

While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for 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 (1.3 miles)

Dormans Station (2.1 miles)

Lingfield Station (3.5 miles)

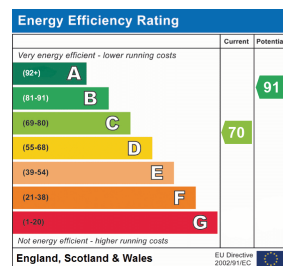
**Nearest Schools:**

Sackville School (0.4 miles)

Estcots Primary School (0.4 miles)

Brambletye School (1.2 miles)

Blackwell Primary School (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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