

Price:

£245,000

Garnham
H Bewley

87 The Dell, East Grinstead



- Stylish First Floor Maisonette
- Excellent Condition Throughout
- One Large Double Bedroom
- Contemporary Open-Plan Kitchen / Living Space
- Tastefully Fitted Bathroom
- Private Rear Garden with Outbuilding
- Driveway & Garage
- Highly Sought-After Location

For further information contact Garnham H Bewley:

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



87 The Dell, East Grinstead, West Sussex RH19 3XP

Set on the ever-popular Worsted Farm Estate, this stylish one-bedroom first-floor maisonette offers well-designed accommodation, a generous private garden, excellent parking and plenty of storage.

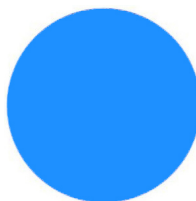
The property is accessed via a private ground-floor porch, with stairs leading to the first floor. The accommodation comprises a bright and spacious open-plan kitchen and living area to the rear, featuring a large breakfast bar and attractive double-aspect windows. The generously sized bedroom is positioned at the front of the property and benefits from a useful storage cupboard cleverly positioned over the stairs. A modern bathroom and further large storage cupboards on the landing complete the accommodation.

Outside, the property enjoys a large and private south-westerly facing rear garden, providing an excellent outdoor space for relaxing and entertaining. The garden also features a summerhouse with power and lighting, making it ideal for use as a home office, hobby room or garden retreat.

The property further benefits from driveway parking and a garage, which has a pitched roof and useful additional storage space above.

The lease has approximately 157 years remaining, providing excellent long-term security of tenure.

Ideally positioned within walking distance of East Grinstead's historic Tudor High Street, and close to Ashplats Woods and East Court playing fields, this stylish and practical maisonette offers considerably more than might first meet the eye.

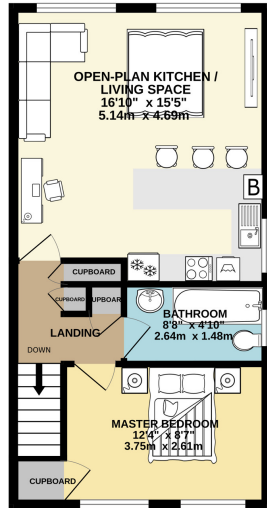


For further information contact Garnham H Bewley:

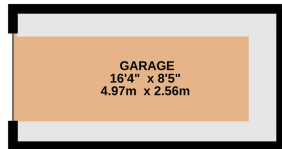
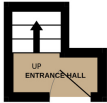
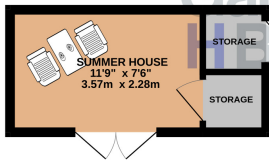
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



GROUND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



87 THE DELL - FLOORPLAN

TOTAL FLOOR AREA: 744 sq.ft. (69.1 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.
Made with Metropix ©2026

Accommodation

First Floor Maisonette:
Open-Plan Kitchen / Living Space:
16' 10" x 15' 5" (5.13m x 4.70m)

Master Bedroom:
12' 4" x 8' 7" (3.76m x 2.62m)

Bathroom:
8' 8" x 4' 10" (2.64m x 1.47m)

Outside:
Garage:
8' 5" x 16' 4" (2.57m x 4.98m)

Summer House:
11' 9" x 7' 6" (3.58m x 2.29m)



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



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

For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk