

Offers in Excess of:

£425,000

**Garnham
H Bewley**

9 Bourg de Peage Avenue, East Grinstead



- Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen with Integrated Appliances
- Family Bathroom & Downstairs WC
- Large Rear Garden
- Driveway Parking
- No Onward Chain

For further information contact Garnham H Bewley:

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9 Bourg de Peage Avenue, East Grinstead, West Sussex RH19 3YD

Three-Bedroom Semi-Detached House with Generous Garden and Excellent Potential.

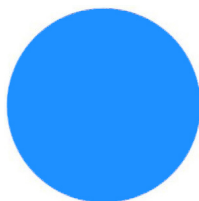
Situated on the popular Estcots Estate, this three-bedroom semi-detached house offers a great opportunity for buyers looking for a family home with plenty of scope for improvement. The property is offered for sale with no onward chain and benefits from a well-planned layout, good-sized garden and convenient location close to local schools, amenities and countryside.

The ground floor provides a practical arrangement of accommodation, including an entrance hall, downstairs cloakroom, generous lounge, separate dining room and kitchen. The spacious lounge offers a comfortable main living area, while the separate dining room provides useful additional space for family meals, entertaining or working from home. Upstairs, there are three well-proportioned bedrooms, a shower room and useful built-in storage. The master bedroom and bedroom three both benefit from built-in cupboards, while bedroom two features a particularly generous built-in wardrobe, providing excellent storage space. The property would benefit from modernisation throughout, but this presents an exciting opportunity for a new owner to update the accommodation and create a home that reflects their own style and requirements. There is plenty of potential to improve the existing space and add value over time.

Outside, the property has a driveway providing off-road parking, together with a front lawn. The rear garden is a particular feature, being generously proportioned and mainly laid to lawn, providing an ideal spot for outdoor dining, entertaining or simply relaxing during the warmer months. The garden also offers plenty of space for children and keen gardeners.

The location is well suited to family life, with Estcots Primary School and Sackville School both within easy reach, as well as East Court Playing Fields, which provide excellent opportunities for outdoor recreation. East Grinstead's historic Tudor High Street is within walking distance, offering a variety of independent shops, cafés, restaurants and everyday amenities. For those who enjoy getting outdoors, the nearby Forest Way bridlepath provides a scenic route for walking, cycling and enjoying the surrounding countryside.

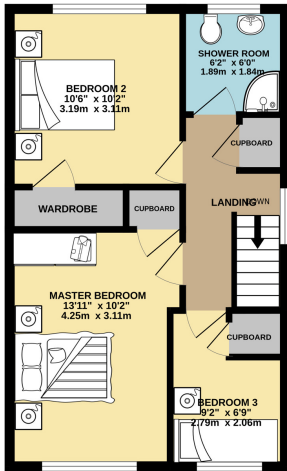
Offering three bedrooms, generous outside space, off-road parking and excellent potential for modernisation, this is an appealing opportunity to acquire a home in a popular and well-established location, with the added benefit of no onward chain.



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1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



Accommodation

Ground Floor:

Lounge:

13' 5" x 10' 2" (4.09m x 3.10m)

Dining Room:

13' 6" x 8' 10" (4.11m x 2.69m)

Kitchen:

10' 11" x 7' 5" (3.33m x 2.26m)

WC:

5' 11" x 2' 8" (1.80m x 0.81m)

First Floor:

Master Bedroom:

13' 11" x 10' 2" (4.24m x 3.10m)

Bedroom Two:

10' 6" x 10' 2" (3.20m x 3.10m)

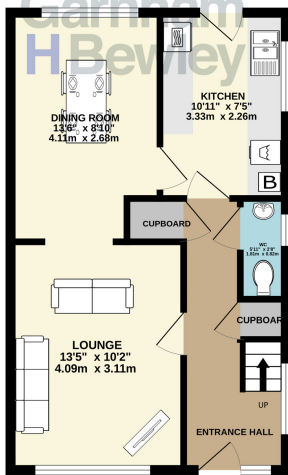
Bedroom Three:

9' 2" x 6' 9" (2.79m x 2.06m)

Shower Room:

6' 2" x 6' 0" (1.88m x 1.83m)

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



9 BOURG DE PEAGE AVENUE - FLOORPLAN

TOTAL FLOOR AREA: 870 sq.ft. (80.9 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 (0.8 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.4 miles)

Nearest Schools:

Estcots Primary School (0.2 miles)

Sackville School (0.2 miles)

Blackwell Primary School (0.6 miles)

The Meads Primary School (0.9 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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