Guide Price
£500,000

£475,000

Garnham H Bewley

26 Perry Avenue, East Grinstead





- End Of Terrace Family Home
- Three/Four Bedrooms
- Extended Kitchen / Breakfast Room
- Detached Garden Room / Home Office
- Driveway Parking For Multiple Cars
- Good Condition Throughout
- Garage On Bloc
- Close To Town, Schools & Station

For further information contact Garnham H Bewley:
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26 Perry Avenue, East Grinstead, West Sussex RH19 2DJ

Guide Price £475,000 - £500,000. A well-presented three/four-bedroom home, ideally situated in a quiet cul-de-sac and offering generous accommodation, off-road parking and a versatile garden room/home office.

This attractive property is presented in good condition throughout and offers well-proportioned accommodation arranged over two floors, making it an excellent choice for families, first-time buyers or those looking for a comfortable home with convenient access to local amenities and transport links.

On entering the property, the welcoming entrance hall provides access to the principal ground-floor rooms and stairs rising to the first floor. The spacious lounge/diner is a particularly comfortable reception room, offering plenty of space for both relaxing and entertaining, with room for a good-sized dining table. To the rear is a generous kitchen/breakfast room, providing a practical and sociable space with ample worktop and storage provision, while a useful ground-floor ensuite completes the accommodation on this level. Upstairs, the property offers three well-proportioned bedrooms, including a generous master bedroom, together with a family bathroom. The landing also benefits from useful storage, helping to keep the main living areas clutter-free.

Outside, the property continues to impress with parking for three cars to the front, providing excellent convenience for a growing household or visiting guests. The property is located within a peaceful cul-de-sac, offering a quieter setting away from passing traffic. In addition, there is a garage situated in a separate block at the end of the road, providing valuable additional storage and/or parking.

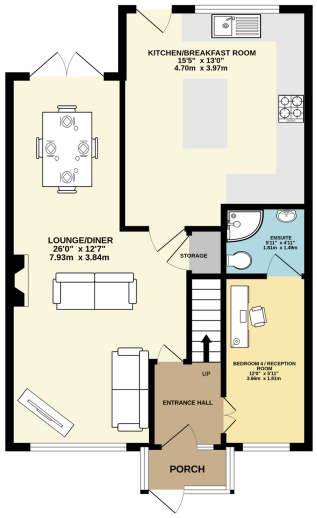
The rear garden offers a pleasant outdoor area and is complemented by a versatile garden room/home office. This useful additional space could suit a variety of purposes, whether as a dedicated home-working environment, hobby room, gym or simply further storage. The location is another significant attraction, with the property enjoying excellent proximity to the town centre, local schools and the train station. This combination of a quiet residential setting with easy access to everyday amenities and transport connections makes the property particularly well placed for both families and commuters.

Overall, this is a well-maintained and conveniently located three-bedroom home, offering spacious living accommodation, excellent parking, useful additional outdoor space and the added benefit of a separate garage. An early internal viewing is highly recommended.

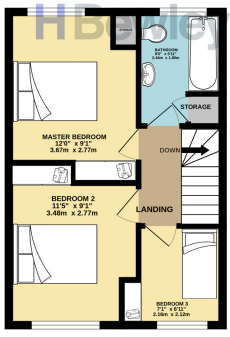
Welcome Home

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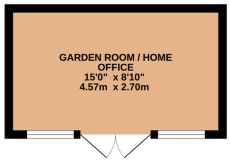
GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



OUTSIDE
133 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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Accommodation

Ground Floor

Porch

Entrance Hallway

Lounge / Diner
26' 0" x 12' 7" (7.92m x 3.84m)

Kitchen / Breakfast Area
15' 5" x 13' 0" (4.70m x 3.96m)

Bedroom Four / Reception Room
12' 0" x 5' 11" (3.66m x 1.80m)

Ensuite
5' 11" x 4' 11" (1.80m x 1.50m)

First Floor

Master Bedroom
12' 0" x 9' 1" (3.66m x 2.77m)

Bedroom Two
11' 5" x 9' 1" (3.48m x 2.77m)

Bedroom Three
7' 1" x 6' 11" (2.16m x 2.11m)

Family Bathroom
8' 0" x 5' 11" (2.44m x 1.80m)

Outside

Garden Room / Home Office
15' 0" x 8' 10" (4.57m x 2.69m)

Driveway





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NEAREST STATIONS

East Grinstead Station - 0.7 miles

Dormans Station - 1.4 miles

Lingfield Station - 2.8 miles

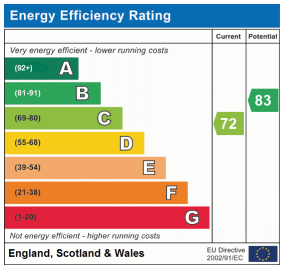
NEAREST SCHOOLS

Blackwell Primary School - 0.3 miles

St Mary's CofE Primary School, East Grinstead - 0.4 miles

Baldwins Hill Primary School, East Grinstead - 0.4 miles

Halsford Park Primary School - 0.6 mile



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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