

Price

£340,000

Garnham
H Bewley

19 Sycamore Drive, East Grinstead



- Three Bedroomed Home
- Fitted Kitchen
- Lounge / Diner
- Family Shower Room
- Gas Central Heating
- Front and Rear Gardens
- Parking
- Popular Location

For further information contact Garnham H Bewley:

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



19 Sycamore Drive, East Grinstead, West Sussex RH19 3UJ

Situated on the ever-popular Estcots Estate, this well-presented three-bedroom terraced home offers an excellent opportunity for first-time buyers, young families, or those looking to downsize. Ideally located within easy walking distance of Estcots Primary School, Sackville Secondary School, East Court playing fields, and East Grinstead town centre, the property combines convenience with comfortable family living.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hall, a fitted kitchen, and a spacious lounge/dining room with direct access to the rear garden, creating an ideal space for both relaxing and entertaining.

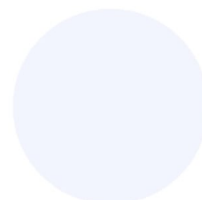
Upstairs, there are two generous double bedrooms, a well-proportioned single bedroom, and a contemporary family shower room.

Externally, the property enjoys a sunny southerly facing rear garden, mainly laid to lawn with a patio area perfect for outdoor dining and entertaining. A gate provides access to the rear parking area, where there is also the added benefit of a versatile home office, ideal for remote working, hobbies, or additional storage.

Further benefits include gas-fired radiator central heating, attractive décor throughout, and a pleasant front garden with lawn and pathway leading to the entrance.

The location is particularly appealing, offering easy access to East Grinstead's wide range of shops, restaurants, leisure facilities, and the mainline railway station, providing direct services to London Victoria and London Bridge.

A superb home in a desirable location, offering excellent value and ready to move straight into. Early viewing is highly recommended



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Accommodation



Entrance Hall

Kitchen

8' 6" x 7' 9" (2.59m x 2.36m)

Lounge / Diner

16' 0" x 13' 11" (4.88m x 4.24m)

First Floor

Master Bedroom

13' 11" x 7' 9" (4.24m x 2.36m)

Bedroom 2

10' 2" x 7' 7" (3.10m x 2.31m)

Bedroom 3

7' 2" x 6' 0" (2.18m x 1.83m)

Family Shower Room



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 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 RAILWAY STATIONS

East Grinstead Station

1.0 miles

Dormans Station

2.1 miles

Lingfield Station

3.5 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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