

Guide Price:

£325,000

£315,000

Garnham  
H Bewley

80 Sister Ann Way, East Grinstead



- Contemporary First Floor Coach House
- Three Bedrooms
- Modern Lounge / Diner
- Stylishly Fitted Kitchen & Bathroom
- Bright & Spacious Throughout
- Allocated Parking Space
- Freehold
- Within Walking Distance of the Town Centre

For further information contact Garnham H Bewley:

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## 80 Sister Ann Way, East Grinstead, West Sussex RH19 3BQ

Guide Price £315,000 - £325,000.

Situated within the prestigious former grounds of East Grinstead's historic Old Convent, this superb freehold three-bedroom coach house offers contemporary living in an enviable location, just a short walk from the town centre, mainline railway station, and a wide range of shops, cafés and restaurants. Built approximately ten years ago, the property also benefits from allocated covered parking beneath the property.

The home enjoys a wonderful sense of light and space, with extensive windows running almost the entire length of both sides of the property, flooding the accommodation with natural light and creating a bright, airy feel throughout. A private ground floor entrance hall provides two generous storage cupboards and stairs rising to the main accommodation.

Upstairs, the impressive dual-aspect lounge/dining room is the heart of the home, offering an excellent space for both relaxing and entertaining, whilst also benefiting from a generous storage cupboard. The adjoining kitchen is fitted with a comprehensive range of modern wall and base units, complemented by generous worktop space, making it both practical and stylish. The spacious hallway also features a further built-in storage cupboard, while loft access provides valuable additional storage.

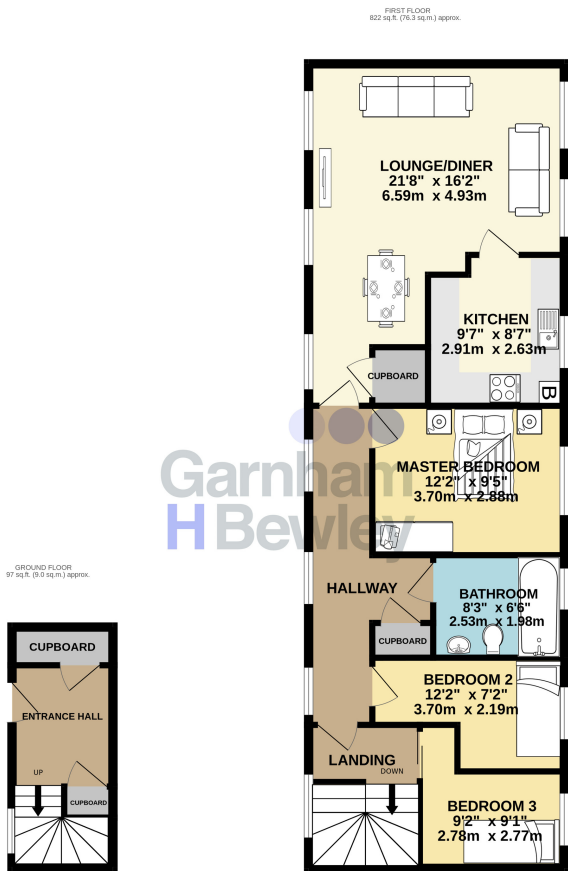
The property currently offers three bedrooms and a well-appointed family bathroom. Originally designed as a two-bedroom home, the current owners have thoughtfully reconfigured the layout to create a third bedroom. Should a buyer prefer, it could easily be returned to its original layout, creating two particularly spacious double bedrooms.

Combining freehold ownership, flexible accommodation, excellent storage throughout and an abundance of natural light with one of East Grinstead's most sought-after modern developments, this is a fantastic opportunity for first-time buyers, professionals, downsizers and investors alike.



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**Ground Floor:**  
**Entrance Hall:**

12' 9" x 6' 5" (3.89m x 1.96m)

**First Floor:**  
**Lounge / Diner:**

21' 8" x 16' 2" (6.60m x 4.93m)

### Kitchen:

9' 7" x 8' 7" (2.92m x 2.62m)

### Master Bedroom:

12' 2" x 9' 5" (3.71m x 2.87m)

### Bedroom Two:

12' 2" x 7' 2" (3.71m x 2.18m)

### Bedroom Three:

9' 2" x 9' 1" (2.79m x 2.77m)

### Bathroom:

8' 3" x 6' 6" (2.51m x 1.98m)





**Nearest Stations:**

East Grinstead Station (0.5 miles)

Dormans Station (1.7 miles)

Lingfield Station (3.0 miles)

**Nearest Schools:**

Blackwell Primary School (0.3 miles)

St Mary's CofE Primary School (0.3 miles)

Baldwins Hill Primary School (0.6 miles)

The Meads 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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