

Offers in Excess of:

£385,000

Garnham
H Bewley

26 Sycamore Drive, East Grinstead



- Stunning End-of Terrace Home
- Three Bedrooms
- Bright & Airy Lounge / Diner
- Elegantly Finished Kitchen & Bathroom
- Large, South-Facing Corner Plot Garden
- Two Allocated Parking Spaces
- Excellent Potential to Extend (STPP)
- Close to Excellent Primary and Secondary Schools

For further information contact Garnham H Bewley:

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



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

Tucked away on the ever-popular Estcots estate, this beautifully presented three-bedroom end of terrace home offers stylish, move-in-ready accommodation alongside exciting future potential.

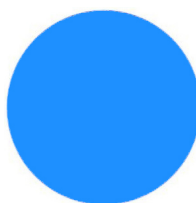
The property is ideally located within easy reach of highly regarded primary and secondary schools, the open green spaces of East Court playing fields, and is just a pleasant walk from East Grinstead's historic Tudor high street, with its range of shops, cafés and amenities. For those who enjoy the outdoors, the nearby Forest Way bridle path provides miles of scenic walking and cycling routes.

Internally, the home has been thoughtfully updated and is presented in excellent condition throughout. The ground floor features a welcoming entrance hall leading into a bright and spacious lounge/diner, ideal for both relaxing and entertaining, with ample space for seating and a family dining table. The adjoining kitchen has been recently refurbished to a high standard, offering modern units, integrated appliances and a practical layout.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a generous principal bedroom, a comfortable second double, and a versatile third room ideal as a nursery, home office or guest room. These are served by a sleek, contemporary family bathroom which has also been stylishly upgraded. Additional improvements include new glazing and updated flooring throughout, enhancing both comfort and efficiency.

A real standout feature of this home is the unusually large, south-facing corner plot garden. Offering excellent privacy and plenty of sunshine, it provides an ideal space for outdoor entertaining, gardening, or family life. Importantly, the plot presents significant scope for extension; the property previously had planning permission granted for a substantial double-storey side extension, which has since lapsed, but demonstrates the exciting potential available (subject to the necessary consents).

This is a rare opportunity to acquire a superbly maintained home in a sought-after location, combining immediate quality with long-term possibilities.

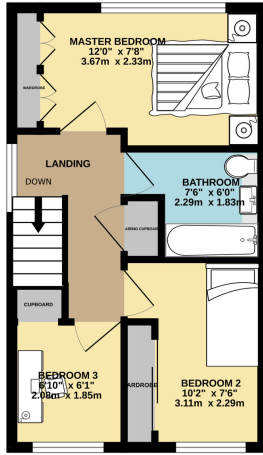


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1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



Accommodation

Ground Floor:

Kitchen:

8' 8" x 7' 8" (2.64m x 2.34m)

Lounge / Diner:

15' 10" x 14' 0" (4.83m x 4.27m)

First Floor:

Master Bedroom:

12' 0" x 7' 8" (3.66m x 2.34m)

Bedroom Two:

7' 6" x 10' 2" (2.29m x 3.10m)

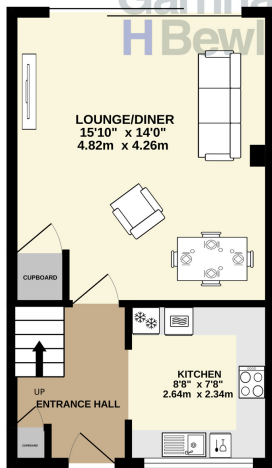
Bedroom Three:

6' 10" x 6' 1" (2.08m x 1.85m)

Bathroom:

7' 6" x 6' 0" (2.29m x 1.83m)

GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



26 SYCAMORE DRIVE - FLOORPLAN

TOTAL FLOOR AREA: 663 sq.ft. (61.6 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 (1.0 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.4 miles)

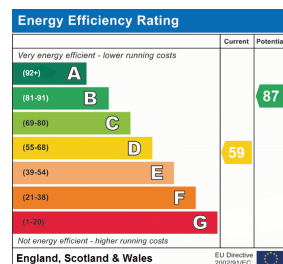
Nearest Schools:

Sackville School (0.2 miles)

Estcots Primary School (0.2 miles)

Blackwell Primary School (0.7 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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