

Guide Price

£635,000

Garnham
H Bewley

50 Lynton Park Avenue, East Grinstead



- Detached Family Home
- Three Good Size Bedrooms
- Good Condition Throughout
- Two Reception Rooms
- Bedroom Four/Playroom/Study
- Double Garage & Driveway for Multiple Cars
- Corner Plot Position
- Close To Town & Station

For further information contact Garnham H Bewley:

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50 Lynton Park Avenue, East Grinstead, West Sussex RH19 3XB

Situated on a generous corner plot in a highly convenient East Grinstead location, this well-presented three/four-bedroom split-level home offers spacious and versatile accommodation, complemented by a private rear garden, large front garden, and extensive driveway providing parking for multiple vehicles. Ideally positioned close to the popular East Court estate, East Grinstead Hospital, the town centre, mainline station and a selection of highly regarded schools, this property is perfectly suited to families and commuters alike. The unique split-level layout creates a practical separation between the living and sleeping accommodation.

Offered to the market with no onwards chain.

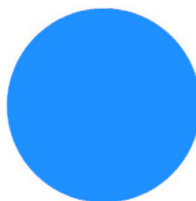
The main entrance opens into a welcoming hallway on the upper ground floor, providing access to a versatile fourth bedroom, currently arranged as a formal dining room, a spacious integral double garage with excellent potential to extend extensively (STPP), and stairs leading both up and down to the remaining accommodation. On the lower ground floor, the property boasts a superb 20'11" dual-purpose lounge/dining room with direct access to the private rear garden, creating an excellent space for both everyday family living and entertaining. The fitted kitchen overlooks the rear garden and is conveniently positioned alongside a cloakroom/WC, with further access to the outside.

The first floor provides well-balanced bedroom accommodation comprising three more bedrooms, including a generous principal bedroom with access to a private balcony, together with two further well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a secluded rear garden ideal for outdoor entertaining and family enjoyment, whilst to the front a substantial garden and large driveway provide ample off-road parking in addition to the integral double garage.

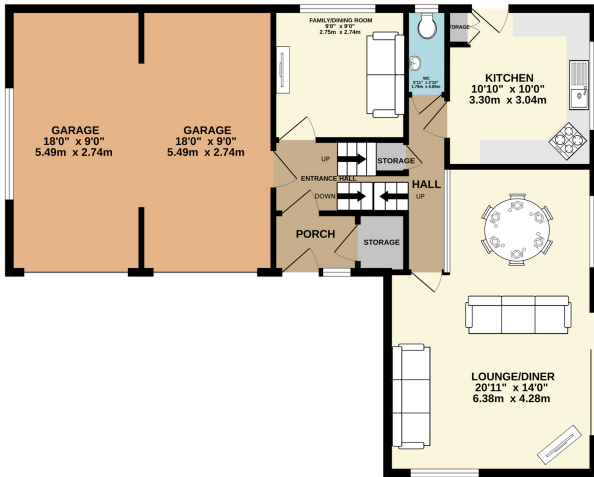
Offering spacious accommodation throughout, a desirable corner plot, and an excellent location within easy reach of East Court, East Grinstead town centre, the railway station, hospital and local schools, this is an excellent opportunity to acquire a well-maintained family home in a sought-after residential setting.

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GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



Accommodation

Ground Floor

Porch

Entrance Hallway

Lounge/Diner

20' 11" x 14' 0" (6.38m x 4.27m)

Kitchen

10' 10" x 10' 0" (3.30m x 3.05m)

Dining Room / Bedroom Four

9' 0" x 9' 0" (2.74m x 2.74m)

First Floor

Master Bedroom

14' 1" x 11' 1" (4.29m x 3.38m)

Balcony

Bedroom Two

10' 8" x 9' 11" (3.25m x 3.02m)

Bedroom Three

9' 2" x 7' 11" (2.79m x 2.41m)

Bathroom

7' 0" x 6' 1" (2.13m x 1.85m)

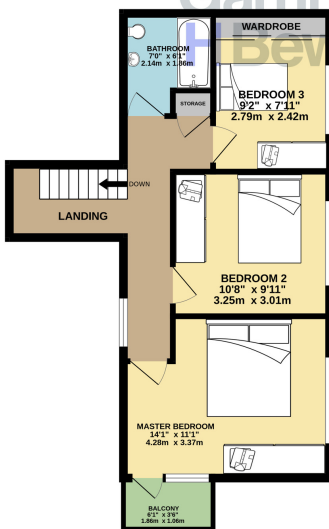
Outside

Double Garage

18' 0" x 18' 0" (5.49m x 5.49m)

Driveway

1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1394 sq.ft. (129.5 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 TRAIN STATIONS

East Grinstead Station - 1.0 miles

Dormans Station - 1.6 miles

Lingfield Station - 3.0 miles

NEAREST SCHOOLS

Estcoats Primary School - 0.6 miles

Blackwell Primary School - 0.4 miles

Sackville School - 0.6 miles

The Meads Primary School - 1.3 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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