

Price:

£320,000

15 Bramble Twitten, East Grinstead



- End Terrace Home
- Two Double Bedrooms
- Bright & Airy Lounge / Diner
- Fitted Kitchen & Bathroom
- Private Rear Garden
- Allocated Parking for One Car
- Close Proximity to Excellent Schools
- Perfect for First Time Buyers

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## 15 Bramble Twitten, East Grinstead, West Sussex RH19 3DX

Located on the ever-popular Estcots Estate, this well-presented two-bedroom end of terrace home offers an excellent opportunity for first-time buyers, young families or investors alike. Ideally situated close to Estcots Primary School, Sackville Secondary School, East Court playing fields, and within walking distance of East Grinstead's charming Tudor High Street, the property combines everyday convenience with a highly sought-after residential setting.

The ground floor accommodation comprises an entrance hallway with useful storage, leading through to a bright and spacious lounge/diner positioned at the rear of the property. This generous reception room comfortably accommodates both seating and dining areas and enjoys direct access to the rear garden, making it perfect for entertaining or relaxing. The fitted kitchen is located to the front and offers a range of wall and base units with space for appliances.

To the first floor are two well-proportioned bedrooms and a family bathroom. The rear bedroom provides a comfortable double room, while the front bedroom benefits from built-in wardrobes offering excellent storage. The bathroom is fitted with a white suite including a bath with shower over, wash hand basin and WC, with the landing providing access to all rooms and the loft space.

Externally, the property features a low-maintenance rear garden, mainly laid to lawn, providing a pleasant outdoor space with room for seating and entertaining. A particular benefit is the allocated parking space located to the rear of the garden, offering convenient off-road parking. As an end of terrace home, the property also enjoys side access and an enhanced sense of privacy.

Early viewing is highly recommended to fully appreciate the accommodation and superb location this home has to offer.

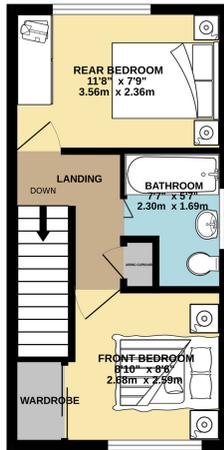


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# Accommodation

1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



**Ground Floor:**  
**Lounge / Diner:**  
15' 11" x 11' 8" (4.85m x 3.56m)

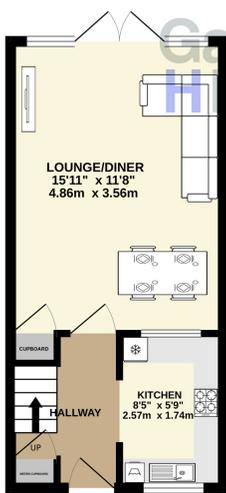
**Kitchen:**  
8' 5" x 5' 9" (2.57m x 1.75m)

**First Floor:**  
**Front Bedroom:**  
8' 10" x 8' 6" (2.69m x 2.59m)

**Rear Bedroom:**  
11' 8" x 7' 9" (3.56m x 2.36m)

**Bathroom:**  
7' 7" x 5' 7" (2.31m x 1.70m)

GROUND FLOOR  
285 sq.ft. (26.4 sq.m.) approx.



15 BRAMBLE TWITTEN - FLOORPLAN

TOTAL FLOOR AREA : 570 sq.ft. (52.9 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 (0.9 miles)

Dormans Station (2.0 miles)

Lingfield Station (3.4 miles)

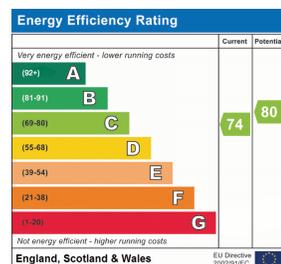
**Nearest Schools:**

Sackville School - Ofsted: Good (0.2 miles)

Estcots Primary School - Ofsted: Good (0.2 miles)

Blackwell Primary School - Ofsted: Good (0.7 miles)

The Meads Primary School - Ofsted: Good (0.9 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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