

Guide Price

£425,000

Garnham
H Bewley

52 Buckhurst Way, East Grinstead



- Semi Detached Family Home
- Three Bedrooms & Downstairs Shower Room
- Two Reception Rooms
- Extended Kitchen / Breakfast Room
- Detached Garage / Home Office
- Good Size Rear Garden
- Double Driveway
- Close To Town, Schools & Station

For further information contact Garnham H Bewley:

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



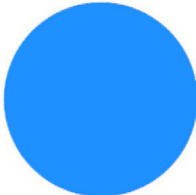
52 Buckhurst Way, East Grinstead, West Sussex RH19 2AJ

Three-Bedroom Family Home with Excellent Potential in a Convenient Location Situated in a popular residential location within easy reach of the town centre, this three-bedroom semi-detached home offers an excellent opportunity for buyers looking to create a property tailored to their own tastes.

Requiring general modernisation throughout, the house is perfectly liveable in its current condition while offering significant scope for improvement and adding value over time. The accommodation is well laid out and extends to approximately 943 sq. ft. In brief, the ground floor comprises an entrance hall with stairs rising to the first floor, a bright and comfortable front-facing lounge, and a separate dining room providing an ideal space for family meals or entertaining guests. The adjoining kitchen enjoys views over the rear garden and offers direct access outside, making it a practical layout for everyday living. A family bathroom completes the ground floor accommodation.

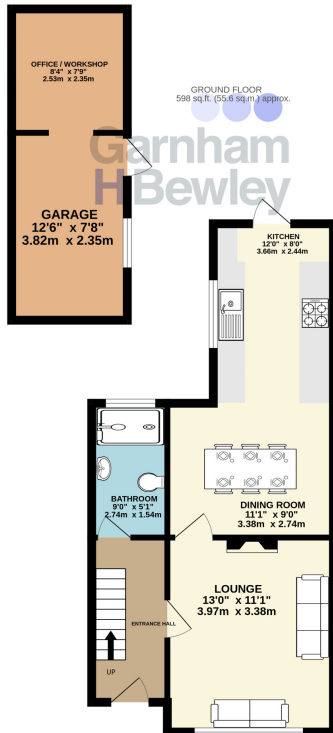
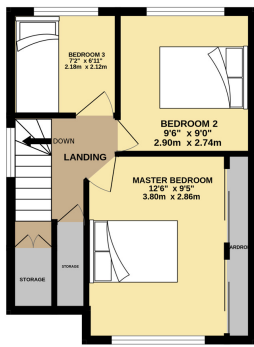
On the first floor are three bedrooms, including a spacious principal bedroom with fitted wardrobe, a well-proportioned second double bedroom and a single third bedroom, which would be equally suited as a nursery, dressing room or home office. Useful built-in storage is also available from the landing.

Outside, the property continues to impress with a double driveway to the front providing ample off-road parking, together with a detached garage incorporating a useful workshop or office space, ideal for those working from home, pursuing hobbies or requiring additional storage. To the rear, the enclosed garden offers plenty of space for families and keen gardeners alike, featuring a generous patio area directly accessed from the kitchen, creating the perfect setting for outdoor dining, entertaining or simply enjoying the warmer months. Conveniently positioned, the property is within easy walking distance or a short drive of the town centre, a selection of well-regarded schools, local bus routes and the train station, making it an excellent choice for commuters, first-time buyers, families or investors seeking a property with genuine potential.



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Accommodation



TOTAL FLOOR AREA : 943 sq.ft. (87.6 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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Ground Floor

Entrance Hallway

Lounge

13' 0" x 11' 1" (3.96m x 3.38m)

Dining Room

11' 1" x 9' 0" (3.38m x 2.74m)

Kitchen

12' 0" x 8' 0" (3.66m x 2.44m)

Bathroom

9' 0" x 5' 1" (2.74m x 1.55m)

First Floor

Master Bedroom

12' 6" x 9' 5" (3.81m x 2.87m)

Bedroom Two

9' 6" x 9' 0" (2.90m x 2.74m)

Bedroom Three

7' 2" x 6' 11" (2.18m x 2.11m)

Outside

Garage

12' 6" x 7' 8" (3.81m x 2.34m)

Office / Workshop

8' 4" x 7' 9" (2.54m x 2.36m)

Driveway



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NEAREST TRAIN STATIONS

East Grinstead Station - 0.8 miles

Dormans Station - 1.8 miles

Lingfield Station - 3.0 miles

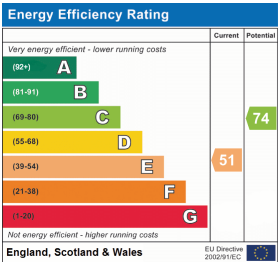
NEAREST SCHOOLS

Halsford Park Primary School - 0.2 miles

Imberhorne School - 0.3 miles

St Peter's Catholic Primary School - 0.4 miles

Baldwins Hill Primary School, East Grinstead - 0.4 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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