

Price

£465,000

Garnham
H Bewley

33 Garden House Lane, East Grinstead



- Three Bedroom Family Home
- Living Room
- Dining Room
- Fitted Kitchen
- Utility & Separate Downstairs WC
- Family Bathroom
- Driveway & Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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



33 Garden House Lane, East Grinstead, West Sussex RH19 4JT

Nestled in a quiet and sought-after cul-de-sac location, just a short distance from East Grinstead town centre, this three-bedroom detached home offers an excellent opportunity for buyers looking to modernise and create their ideal family home. Offered to the market with no onward chain, the property combines generous living space with exciting potential.

The ground floor features a spacious lounge, perfect for relaxing or entertaining, alongside a separate dining room ideal for family meals and gatherings. The fitted kitchen, whilst functional, would benefit from updating and offers scope for redesign to suit individual tastes. A useful utility room provides additional storage and laundry space, complemented by a convenient downstairs cloakroom.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, which is also in need of updating, presenting a fantastic opportunity to add value and personalise the space.

Externally, the home benefits from driveway parking for one vehicle and a garage with an electric roller door, which also provides direct access into the house — a practical feature for everyday living. The front garden is mainly laid to lawn, enhancing the property's kerb appeal.

The rear garden enjoys a good degree of privacy and features a patio area ideal for outdoor dining, a garden shed, and a lawned area, making it perfect for families or keen gardeners. Situated close to local amenities, reputable schools, and excellent transport links in East Grinstead town centre, this property represents a wonderful opportunity to acquire a detached home in a desirable location with the potential to modernise and add value.

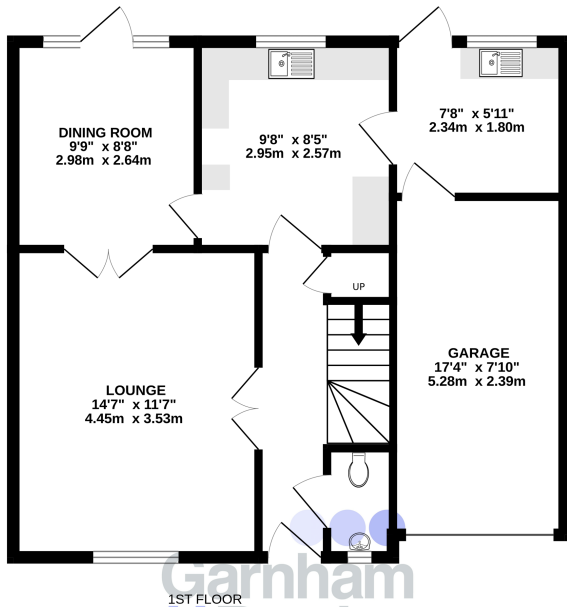
Early viewing is highly recommended.



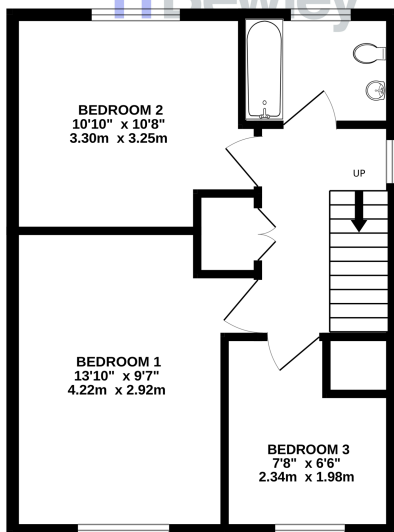
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GROUND FLOOR



1ST FLOOR



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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Accommodation

Entrance Hall

Downstairs W.C.

Lounge

14' 7" x 11' 7" (4.45m x 3.53m)

Dining Room

9' 9" x 8' 8" (2.97m x 2.64m)

Kitchen

9' 8" x 8' 5" (2.95m x 2.57m)

Utility

7' 8" x 5' 11" (2.34m x 1.80m)

First Floor

Master Bedroom

13' 10" x 9' 7" (4.22m x 2.92m)

Bedroom 2

10' 10" x 10' 8" (3.30m x 3.25m)

Bedroom 3

7' 8" x 6' 6" (2.34m x 1.98m)

Family Bathroom

Garage

17' 4" x 7' 10" (5.28m x 2.39m)



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NEAREST RAILWAY STATIONS

East Grinstead Station

0.6 miles

Dormans Station

2.5 miles

Lingfield Station

3.9 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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