

Price:
£350,000

Garnham
H Bewley

9 Pavilion Way, East Grinstead



- Stunning Terraced Home
- Two Double Bedrooms
- Spacious Lounge/Diner & Conservatory
- Stylishly Fitted Kitchen with Integrated Appliances
- Contemporary Shower Room
- Low-Maintenance Rear Garden
- Allocated Parking & Garage
- Walking Distance of East Grinstead High Street

For further information contact Garnham H Bewley:

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



9 Pavilion Way, East Grinstead, West Sussex RH19 4SS

Stunning Two Bedroom Terraced Home – East Grinstead.

Ideally positioned within easy reach of East Grinstead town centre, this stunning two-bedroom terraced home is beautifully presented throughout and offers a fantastic combination of stylish accommodation, a low-maintenance garden and excellent parking provisions.

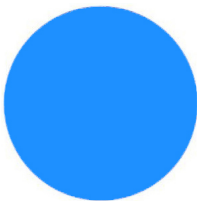
The ground floor features a welcoming entrance hall, fitted kitchen and a generous lounge/dining room, ideal for both relaxing and entertaining. A bright conservatory opens onto the rear garden, creating a lovely additional space to enjoy throughout the year.

Upstairs are two well-proportioned bedrooms and a modern shower room. The property is presented in excellent condition throughout, making it an ideal choice for those looking for a home that is ready to move straight into.

The low-maintenance rear garden provides a pleasant private outdoor space, while to the rear there is privately owned parking for up to two cars and a separate garage positioned opposite. The garage benefits from a pitched roof, power and lighting, offering excellent additional storage and the potential to make full use of the generous overhead space. It can also be accessed directly from the rear garden.

The location is particularly appealing, with East Grinstead's historic Tudor High Street just a short walk away, offering an excellent selection of shops, cafés, restaurants and everyday amenities. Waitrose is also within easy reach, while East Grinstead railway station is comfortably walkable, making this an excellent choice for commuters. The area is also well served by a selection of highly regarded primary and secondary schools.

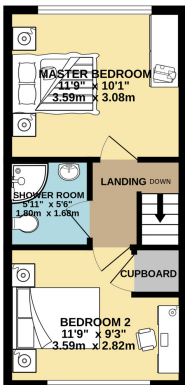
Combining a fantastic location, attractive accommodation, excellent presentation, private garden, two parking spaces and a versatile garage with power, lighting and additional storage potential, this is a highly appealing home that is sure to attract considerable interest.



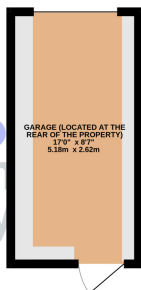
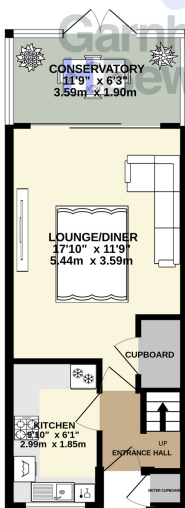
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1ST FLOOR
296 sq. ft. (27.5 sq.m.) approx.



GROUND FLOOR
512 sq. ft. (47.6 sq.m.) approx.



GARAGE (LOCATED AT THE REAR OF THE PROPERTY)
17'0" x 8'7"
5.18m x 2.62m

9 PAVILION WAY - FLOORPLAN

TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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Accommodation

Ground Floor:

Kitchen:

9' 10" x 6' 1" (3.00m x 1.85m)

Lounge/Diner:

11' 9" x 17' 10" (3.58m x 5.44m)

Conservatory:

11' 9" x 6' 3" (3.58m x 1.91m)

First Floor:

Master Bedroom:

11' 9" x 10' 1" (3.58m x 3.07m)

Bedroom Two:

11' 9" x 9' 3" (3.58m x 2.82m)

Shower Room:

5' 11" x 5' 6" (1.80m x 1.68m)

Outside:

Garage:

8' 7" x 17' 0" (2.62m x 5.18m)



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Nearest Stations:

East Grinstead Station (0.2 miles)

Dormans Station (2.2 miles)

Lingfield Station (3.6 miles)

Nearest Schools:

The Meads Primary School (0.5 miles)

St Mary's CofE Primary School (0.6 miles)

Blackwell Primary School (0.8 miles)

Estcots Primary School (0.6 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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